



Form: Basic Plus

Ardmore City Fire DepartmentOccupancy: **Colston Building**Occupancy ID: **COLS01**Address: **10 W MAIN****Ardmore OK 73401**Inspection Type: **Annual**Inspection Date: **5/4/2020**

By: Lee , Timothy W (3081)

Time In: **15:16**Time Out: **15:16**Authorized Date: **Not Author**

By:

Next Inspection Date: **No Inspection Scheduled****Inspection Description:**

Fire and Life Safety Inspection

Inspection Topics:**Exterior**

Are address numbers visible from the street?

An easily identifiable address aids the fire department in responding to a call at your facility.

Status: PASS**Notes:**

Is property easily accessed by fire department?

Roads accessible to the property are important for fire department access.

Status: PASS**Notes:**

Is adequate water supply available for fire suppression?

An established water supply is extremely important for fire suppression.

Status: PASS**Notes:****Exits**

Repair or maintain exit doors and hardware to operate properly.

Well maintained exit doors and panic hardware provide safe and easy egress from a building.

Status: PASS**Notes:**

Remove obstructions from exits, aisles, corridors, and stairways.

Clear exit access is essential to prevent panic or accidental falling of occupants during evacuation.

Status: PASS**Notes:**

Remove storage from beneath exit stairs.

Items stored beneath stairs present a fire risk that can endanger persons using that escape route.

Status: PASS**Notes:****Exhibit****9**

Unlock all exit doors during business hours.

Locked exit doors make it impossible for occupants to escape safely and quickly.

Status: PASS

Notes:

Provide exit signs with letters at least 6 inches high on a contrasting background.

Clearly identified exits enable persons to quickly and safely leave the building in an emergency.

Status: PASS

Notes:

Remove unapproved locks or latches from exit doors.

Exit doors must be free to open without delay in the event of an emergency.

Status: PASS

Notes:

Exit Lighting

Repair lighted exit signs or emergency lighting.

Exit signs and emergency illumination are essential during evacuations. The exit sign will indicate to occupants the correct door to reach safely.

Status: PASS

Notes:

Provide lighting for exits, aisles, corridors, and stairways.

Well lighted exit ways prevent panic, and provide safer egress for occupants.

Status: PASS

Notes:

Fire Extinguishers

Mount extinguishers where readily available, not more than 5 feet above floor.

Extinguishers must be easily within reach of all occupants, but not where they will be subject to damage.

Status: PASS

Notes:

Post signs indicating location where extinguishers are not readily visible.

Where extinguishers are not clearly visible, signs help occupants find the equipment in a hurry.

Status: PASS

Notes:

Portable fire extinguishers are due for annual maintenance on:

Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.

Status: PASS

Notes:

Provide extinguisher(s) of a 10 lb. minimum rating.

Extinguishers provided need to be appropriate to the type of hazard.

Status: PASS

Notes:

Fire Protection Access and Equipment

Install approved protective covers on fire department hose connection.

Protective covers must be installed on the supply connection to prevent accumulations of debris that might inhibit the system's effectiveness.

Status: PASS

Notes:

Provide and maintain smoke detectors in proper operating condition.

The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department.

Status: PASS

Notes:

The fire protection system(s) is/are due for confidence testing and certification. Please see the attached report.

Life safety and fire protection equipment must be properly inspected and tested from time to time to assure its effective operation.

Status: PASS

Notes:

Maintain access to and operation of standpipes, fire hose, sprinkler valves, fire hydrants, fire extinguishers, and other fire protection equipment

Fire protection equipment must have clear access and be operational at all times to be effective in an emergency.

Status: PASS

Notes:

Provide minimum 4 inches high address numbers so they are visible from the street.

Address numbers are critical to help emergency personnel find people who may need some sort of aid. The numbers must contrast with their background for greatest visibility.

Status: PASS

Notes:

Remove obstructions and provide access in fire lanes.

Large fire apparatus need room to effectively maneuver in the event of an emergency.

Status: PASS

Notes:

Fire Separations

Keep attic and scuttle covers closed, and ceiling tiles in place.

Ceilings are an integral part of the building's fire protection. If kept in place, the ceiling will protect roof structures from premature collapse.

Status: PASS

Notes:

Remove obstructions from fire doors and maintain to operate properly.

Fire and smoke doors should not be blocked open or obstructed or fire and smoke will easily travel through the opening and cause excessive risk to life and property.

Status: PASS

Notes:

Seal unapproved openings with approved material.

Flame, smoke, and hot gases can easily travel through holes and pipe chases, thus creating more damage and a hazard to occupants.

Status: PASS

Notes:

Housekeeping

Arrange storage in orderly manner to provide for exiting and fire department access.

Good housekeeping makes an area safer for occupants and contributes less fuel to a fire. When storage is orderly, fire fighters can get fast access to minimize fire damage.

Status: PASS

Notes:

Remove or store rubbish, waste material, oily rags in closed metal containers.

Safety containers for oily and greasy rags are designed to prevent spontaneous ignition of their contents. Other highly flammable wastes must be separated from sources of ignition.

Status: PASS

Notes:

Clean grease filters and hood/duct system over cooking equipment.

Regular cleaning of the hood, duct, and filters will eliminate flammable grease build-up and provide proper ventilation of head through the exhaust outlet.

Status: PASS

Notes:

Provide approved waste containers for combustible waste.

Heavy duty or metal containers are necessary to confine a fire in the receptacle to prevent it spreading to the building.

Status: PASS

Notes:

Remove storage to at least 18 inches below level of sprinklers (36 inches for storage piled over 12 feet high)

Storage too close to a sprinkler will not allow the water spray to properly penetrate the fire and extinguish it.

Status: PASS

Notes:

Chain all compressed gas cylinders in an upright position and provide protective caps.

Compressed gas cylinders, empty or full, can take off like a rocket in any direction if they fail and rupture.

Status: PASS

Notes:

Boiler, mechanical, and electrical panel rooms shall not be used for storage.

Combustible materials in these equipment rooms often get put too close to sources of heat and a fire will likely result.

Status: PASS

Notes:

Post and enforce 'No Smoking' signs.

'No Smoking' areas are designated because the use of smoking materials in those areas could cause a fire.

Status: PASS

Notes:

Reduce storage height to at least 2 feet below ceiling.

In the event of a fire, fire fighters may need to open a hole in the roof to let heat and smoke out. Storage and other obstructions will prevent rapid ventilation efforts.

Status: PASS

Notes:

Move the dumpster at least 5 feet from the building or overhangs.

Dumpsters are a common fire target of vandals. Moving the dumpster away will reduce the risk of a fire spreading to the building.

Status: PASS

Notes:

Flammable Liquids

Discontinue use of Class 1 liquids (gasoline, etc.) for cleaning.

These liquids are highly volatile and can be easily ignited by sparks, pilot lights, or other sources of heat.

Status: PASS

Notes:

Storage in excess of 10 gallons shall be in an approved cabinet.

In the event of a fire, flammable liquids can readily accelerate its spread. Confining the stored liquids to secure cabinets will limit this fire exposure.

Status: PASS

Notes:

Discontinue pouring from containers exceeding 5 gallons or provide pump taking suction from top.

Larger flammable liquid containers are difficult to handle, and their contents are easily spilled. Pumps taking suction from the top restrict the amount likely to be discharged accidentally.

Status: PASS

Notes:

Store liquids away from exits, aisles, corridors, or stairways.

The accelerating effect of flammable liquids in a fire can quickly make safe exit impossible.

Status: PASS

Notes:

Use only approved safety can for portable dispensing of flammable liquids.

Safety containers for flammable or combustible liquids are designed to prevent flammable fumes from escaping or accidental spills.

Status: PASS

Notes:

Electrical

Discontinue use of extension cords in lieu of permanent wiring.

Temporary wire does not afford the durability, safety, and protection from shock or fire that is found in the construction of an enclosed electrical system.

Status: PASS

Notes:

Maintain at least 30 inches clearance in front of electrical panel.

Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.

Status: PASS

Notes:

Each outlet box shall have a cover faceplate or fixture canopy.

Covers protect people from being shocked by exposed wires, prevent spread of electrical current, and heat and flame during short circuits.

Status: PASS

Notes:

Discontinue use of non-approved multi-plug adapters.

Multi-plug adapters invite the overuse of the circuit that can result in overheating and a fire.

Status: PASS

Notes:

Maintain wiring in good condition and protect from damage.

Worn or broken wires and plugs present a fire hazard and risk of electrical short circuit that can result in a fire.

Status: PASS

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes**Inspection Time: 0 minutes****Total Time: 0 minutes****Summary:****Overall Result:** Passed**Inspector Notes:** Repair any nonworking emergency lighting, replace missing ax on top floor.

Ardmore City Fire Department

Form: Basic Plus

Occupancy: **Colston Building**
 Occupancy ID: **COLS01**
 Address: **10 W MAIN Building #Suite # 403**
Ardmore OK 73401

Inspection Type: **Annual**Inspection Date: **7/29/2021**

By: Lee , Timothy W (3081)

Time In: **10:43**Time Out: **10:43**Authorized Date: **Not Authorized** By:Next Inspection Date: **No Inspection Scheduled****Inspection Description:**

Fire and Life Safety Inspection

Inspection Topics:**Exterior**

Are address numbers visible from the street?

An easily identifiable address aids the fire department in responding to a call at your facility.

Status: PASS**Notes:**

Is property easily accessed by fire department?

Roads accessible to the property are important for fire department access.

Status: PASS**Notes:**

Is adequate water supply available for fire suppression?

An established water supply is extremely important for fire suppression.

Status: PASS**Notes:****Exits**

Repair or maintain exit doors and hardware to operate properly.

Well maintained exit doors and panic hardware provide safe and easy egress from a building.

Status: PASS**Notes:**

Remove obstructions from exits, aisles, corridors, and stairways.

Clear exit access is essential to prevent panic or accidental falling of occupants during evacuation.

Status: PASS**Notes:**

Remove storage from beneath exit stairs.

Items stored beneath stairs present a fire risk that can endanger persons using that escape route.

Status: PASS**Notes:**

Unlock all exit doors during business hours.

Locked exit doors make it impossible for occupants to escape safely and quickly.

Status: PASS

Notes:

Provide exit signs with letters at least 6 inches high on a contrasting background.

Clearly identified exits enable persons to quickly and safely leave the building in an emergency.

Status: PASS

Notes:

Remove unapproved locks or latches from exit doors.

Exit doors must be free to open without delay in the event of an emergency.

Status: PASS

Notes:

Exit Lighting

Repair lighted exit signs or emergency lighting.

Exit signs and emergency illumination are essential during evacuations. The exit sign will indicate to occupants the correct door to reach safely.

Status: PASS

Notes:

Provide lighting for exits, aisles, corridors, and stairways.

Well lighted exit ways prevent panic, and provide safer egress for occupants.

Status: PASS

Notes:

Fire Extinguishers

Mount extinguishers where readily available, not more than 5 feet above floor.

Extinguishers must be easily within reach of all occupants, but not where they will be subject to damage.

Status: PASS

Notes:

Post signs indicating location where extinguishers are not readily visible.

Where extinguishers are not clearly visible, signs help occupants find the equipment in a hurry.

Status: PASS

Notes:

Portable fire extinguishers are due for annual maintenance on:

Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.

Status: PASS

Notes:

Provide extinguisher(s) of a 10 lb. minimum rating.

Extinguishers provided need to be appropriate to the type of hazard.

Status: PASS

Notes:

Fire Protection Access and Equipment

Install approved protective covers on fire department hose connection.

Protective covers must be installed on the supply connection to prevent accumulations of debris that might inhibit the system's effectiveness.

Status: PASS

Notes:

Provide and maintain smoke detectors in proper operating condition.

The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department.

Status: PASS

Notes:

The fire protection system(s) is/are due for confidence testing and certification. Please see the attached report.

Life safety and fire protection equipment must be properly inspected and tested from time to time to assure its effective operation.

Status: PASS

Notes:

Maintain access to and operation of standpipes, fire hose, sprinkler valves, fire hydrants, fire extinguishers, and other fire protection equipment

Fire protection equipment must have clear access and be operational at all times to be effective in an emergency.

Status: PASS

Notes:

Provided minimum 4 inches high address numbers so they are visible from the street.

Address numbers are critical to help emergency personnel find people who may need some sort of aid. The numbers must contrast with their background for greatest visibility.

Status: PASS

Notes:

Remove obstructions and provide access in fire lanes.

Large fire apparatus need room to effectively maneuver in the event of an emergency.

Status: PASS

Notes:

Fire Separations

Keep attic and scuttle covers closed, and ceiling tiles in place.

Ceilings are an integral part of the building's fire protection. If kept in place, the ceiling will protect roof structures from premature collapse.

Status: PASS

Notes:

Remove obstructions from fire doors and maintain to operate properly.

Fire and smoke doors should not be blocked open or obstructed or fire and smoke will easily travel through the opening and cause excessive risk to life and property.

Status: PASS

Notes:

Seal unapproved openings with approved material.

Flame, smoke, and hot gases can easily travel through holes and pipe chases, thus creating more damage and a hazard to occupants.

Status: PASS

Notes:

Housekeeping

Arrange storage in orderly manner to provide for exiting and fire department access.

Good housekeeping makes an area safer for occupants and contributes less fuel to a fire. When storage is orderly, fire fighters can get fast access to minimize fire damage.

Status: PASS

Notes:

Remove or store rubbish, waste material, oily rags in closed metal containers.

Safety containers for oily and greasy rags are designed to prevent spontaneous ignition of their contents. Other highly flammable wastes must be separated from sources of ignition.

Status: PASS

Notes:

Clean grease filters and hood/duct system over cooking equipment.

Regular cleaning of the hood, duct, and filters will eliminate flammable grease build-up and provide proper ventilation of hood through the exhaust outlet.

Status: PASS

Notes:

Provide approved waste containers for combustible waste.

Heavy duty or metal containers are necessary to confine a fire in the receptacle to prevent it spreading to the building.

Status: PASS

Notes:

Remove storage to at least 18 inches below level of sprinklers (36 inches for storage piled over 12 feet high)

Storage too close to a sprinkler will not allow the water spray to properly penetrate the fire and extinguish it.

Status: PASS

Notes:

Chain all compressed gas cylinders in an upright position and provide protective caps.

Compressed gas cylinders, empty or full, can take off like a rocket in any direction if they fail and rupture.

Status: PASS

Notes:

Boiler, mechanical, and electrical panel rooms shall not be used for storage.

Combustible materials in these equipment rooms often get put too close to sources of heat and a fire will likely result.

Status: PASS

Notes:

Post and enforce 'No Smoking' signs.

'No Smoking' areas are designated because the use of smoking materials in those areas could cause a fire.

Status: PASS

Notes:

Reduce storage height to at least 2 feet below ceiling.

In the event of a fire, fire fighters may need to open a hole in the roof to let heat and smoke out. Storage and other obstructions will prevent rapid ventilation efforts.

Status: PASS

Notes:

Move the dumpster at least 5 feet from the building or overhangs.

Dumpsters are a common fire target of vandals. Moving the dumpster away will reduce the risk of a fire spreading to the building.

Status: PASS

Notes:

Flammable Liquids

Discontinue use of Class 1 liquids (gasoline, etc.) for cleaning.

These liquids are highly volatile and can be easily ignited by sparks, pilot lights, or other sources of heat.

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Notes:

Storage in excess of 10 gallons shall be in an approved cabinet.

In the event of a fire, flammable liquids can readily accelerate its spread. Confining the stored liquids to secure cabinets will limit this fire exposure.

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Larger flammable liquid containers are difficult to handle, and their contents are easily spilled. Pumps taking suction from the top restrict the amount likely to be discharged accidentally.

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Notes:

Store liquids away from exits, aisles, corridors, or stairways.

The accelerating effect of flammable liquids in a fire can quickly make safe exit impossible.

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Notes:

Use only approved safety can for portable dispensing of flammable liquids.

Safety containers for flammable or combustible liquids are designed to prevent flammable fumes from escaping or accidental spills.

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Notes:

Electrical

Discontinue use of extension cords in lieu of permanent wiring.

Temporary wire does not afford the durability, safety, and protection from shock or fire that is found in the construction of an enclosed electrical system.

Status: PASS

Notes:

Maintain at least 30 inches clearance in front of electrical panel.

Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.

Status: PASS

Notes:

Each outlet box shall have a cover faceplate or fixture canopy.

Covers protect people from being shocked by exposed wires, prevent spread of electrical current, and heat and flame during short circuits.

Status: PASS

Notes:

Discontinue use of non-approved multi-plug adapters.

Multi-plug adapters invite the overuse of the circuit that can result in overheating and a fire.

Status: PASS

Notes:

Maintain wiring in good condition and protect from damage.

Worn or broken wires and plugs present a fire hazard and risk of electrical short circuit that can result in a fire.

Status: PASS

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
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Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 0 minutes

Total Time: 0 minutes

Summary:

Overall Result: Passed

Inspector Notes:

Ardmore City Fire Department

Form: Basic Plus

Occupancy: **Colston Building**Occupancy ID: **COLS01**Address: **10 W MAIN Building #Suite # 403
Ardmore OK 73401**Inspection Type: **Annual**Inspection Date: **7/6/2022**

By: Lee , Timothy W (3081)

Time In: **16:09**Time Out: **16:10**Authorized Date: **Not Authorized** By:Next Inspection Date: **No Inspection Scheduled****Inspection Description:**

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Notes:

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Status: PASS

Notes:

Maintain wiring in good condition and protect from damage.

Worn or broken wires and plugs present a fire hazard and risk of electrical short circuit that can result in a fire.

Status: PASS

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
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Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 1 minutes

Total Time: 1 minutes

Summary:

Overall Result: Passed

Inspector Notes:

Appraisal Report
Office / Office Building



10 W MAIN HISTORIC OFFICE BUILDING-ARDMORE

10 W Main St
Ardmore, Oklahoma 73401

Date of Valuation: March 12, 2020

Date of Report: March 24, 2020

PREPARED FOR
Melissa Calidonio

Great Nations Bank
2200 E Alameda
Norman, OK 73071



15309 Fountain Creek Lane
Edmond, OK 73013
File No: 1000-20-0107

PENDANT_ 000201

March 24, 2020

Melissa Calidonio

Great Nations Bank
2200 E Alameda
Norman, OK 73071

RE: 10 W Main Historic Office Building-Ardmore
10 W Main St , Ardmore, Oklahoma 73401

NPVal, LLC File No: 1000-20-0107

Ms. Calidonio:

NPVal, LLC is proud to present the appraisal that satisfies the agreed upon scope of work with Great Nations Bank.

The subject is an existing six-story office building comprising 40,330 SF-NRA. The improvements were constructed in 1925 and are 87% leased as of the effective appraisal date. Site area is 0.73 acre or 31,532 square feet. Site improvements include asphalt paving for 59 vehicles. The subject property owner receives rooftop rent from Sprint for its two-mast rooftop telecom installation. This income stream can be sold separately from the subject building to a third-party investor in the form of a perpetual easement. The ownership estate appraised herein is the leased fee interest. Each applicable approach to value includes a lump-sum adjustment for contributory value of this rooftop lease revenue.

The purpose of this appraisal is to develop an opinion of the As-Is Market Value (Leased Fee). The following table conveys the final opinion of value that is developed in this appraisal:

MARKET VALUE CONCLUSION			
VALUATION SCENARIO	INTEREST APPRAISED	DATE	VALUE
As-Is Market Value	Leased Fee	March 12, 2020	\$1,120,000

This report conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP), and the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) standards.

Extraordinary Assumptions

The use of an extraordinary assumption(s) may have impacted the results of the assignment. As of the effective date of this appraisal, the Coronavirus pandemic appears to be having a significant impact on local, regional, national, and global economies. The pandemic's adverse influence has not been measured as of the effective date of appraisal. The valuation analysis herein does not consider the pandemic's influence on the subject property's marketability or pricing. The client is cautioned that any global crisis could and may have a negative impact on local real property values and should be considered prior to making any investment decisions.

Hypothetical Conditions

No Hypothetical Conditions were made for this assignment.

PENDANT_ 000202

If there are any specific questions or concerns regarding the attached appraisal report, or if NPVal, LLC can be of additional assistance, please contact the individuals listed below.

Sincerely,

NPVAL, LLC

A handwritten signature in blue ink, appearing to read 'D. Dalbom', with a long horizontal flourish extending to the right.

Darin Andrew Dalbom, MAI
President
Certified General Real Estate Appraiser
Oklahoma License No. 12774CGA
Expiration Date 12/31/2022
(918) 857-9190
Darin.Dalbom@NPValUSA.com

A handwritten signature in blue ink, appearing to read 'Whitney Collamore', written in a cursive style.

Whitney Collamore
Analyst
Whitney.Collamore@NPValUSA.com

LETTER OF TRANSMITTAL

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PROPERTY IDENTIFICATION

Name	10 W Main Historic Office Building-Ardmore
Property	Office - Office Building
Address	10 W Main St
City, State Zip	Ardmore, Oklahoma 73401
County	Carter County
MSA	Ardmore
Market / Submarket	Carter County / Ardmore
Geocode	34.1724488, -97.1290814
Census Tract	40-019-892900

SITE DESCRIPTION

Number of Parcels	4	
Assessor Parcel Numbers	0010-00-380-001-0-001-00, 0010-00-380-003-0-001-00, 0010-00-380-007-0-001-00, 0010-00-380-006-0-001-00	
Land Area	Square Feet	Acres
Usable	31,532	0.7239
Total	31,532	0.7239
Zoning	Downtown Commercial (CD)	
Shape	Rectangular	
Topography	Level at street grade	
Flood Zone	Zone X (Unshaded)	

IMPROVEMENT DESCRIPTION

Tenancy	Multi-Tenant Occupied By Third Party Tenants
Net Rentable Area (NRA)	40,330
Gross Building Area (GBA)	55,324
Ground Floor SF	8,552
Buildings	1
Floors	6
Year Built	1925 / Year Renovated 2018
Actual Age	95 Years
Effective Age	20 Years
Economic Life	50 Years
Remaining Useful Life	30 Years
Site Coverage Ratio	27.1%
Parking	1.5 / 1,000 SF NRA

QUALITATIVE ANALYSIS

Site Quality	Average
Site Access	Average
Site Exposure	Average
Site Utility	Average
Building Quality	Average
Building Condition	Average
Building Appeal	Average

HIGHEST & BEST USE

Proposed Construction	No
As Vacant	Office
As Improved	Office

EXPOSURE & MARKETING TIME

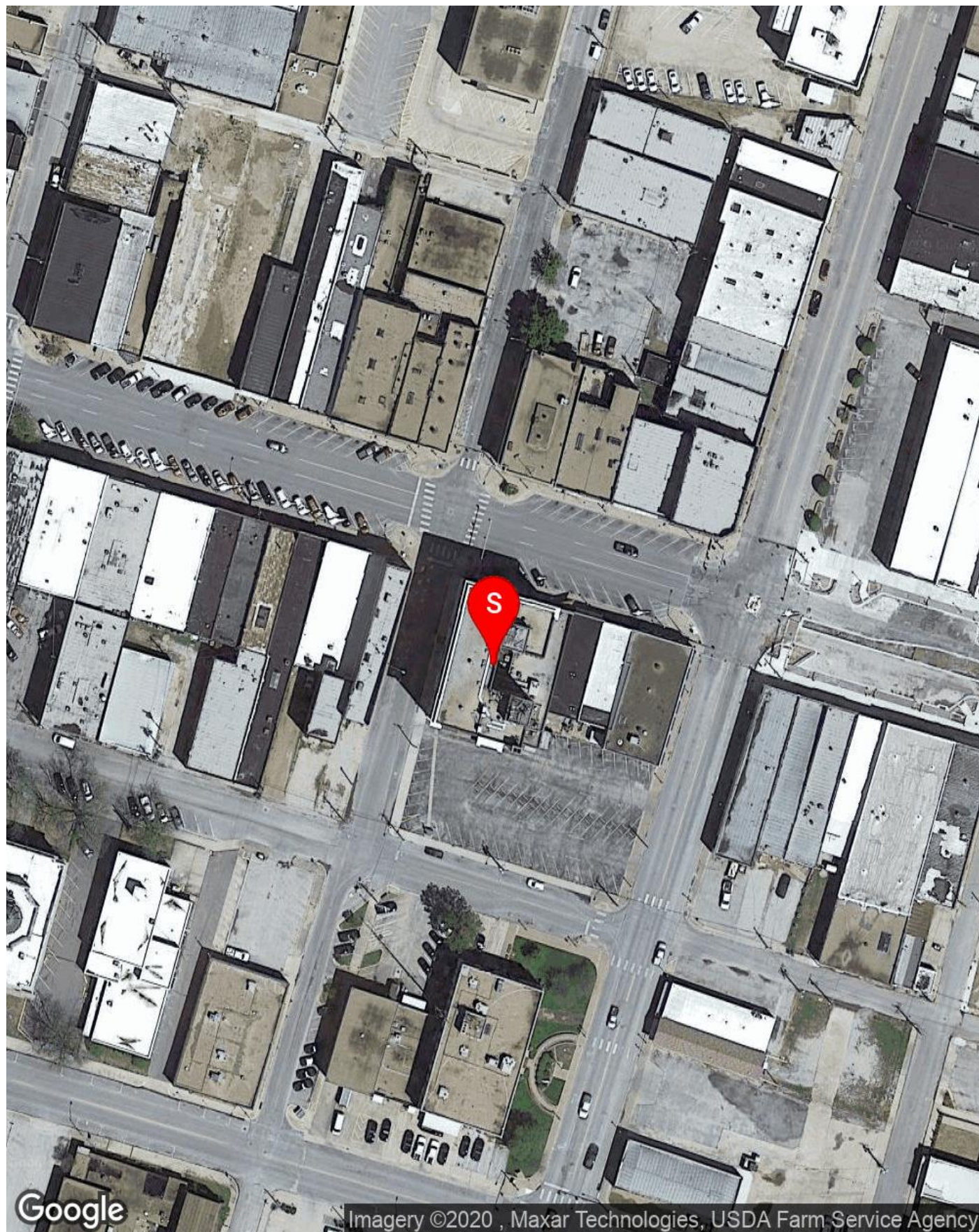
Exposure Time	12 Months or Less
Marketing Time	12 Months or Less

INVESTMENT INDICATORS

Current Occupancy / Current Vacancy	86.7%	13.3%
Stabilized Occupancy / Stabilized Vacancy & Credit Loss	100.0%	0.0%
Lease Up Period	12 Months	
Occupied SF / Vacant SF	34,970	5,360
Total Contract Income (Occupied Space)	\$324,632	\$9.28/SF
Total Market Income (Occupied Space)	\$332,215	\$9.50/SF
Contract Income As % of Market Income	98%	
Expense Ratio (Expenses/EGR)	69.4%	
Direct Capitalization NOI	\$102,503	\$2.54/SF
Capitalization Rate (OAR) Conclusion	10.00%	

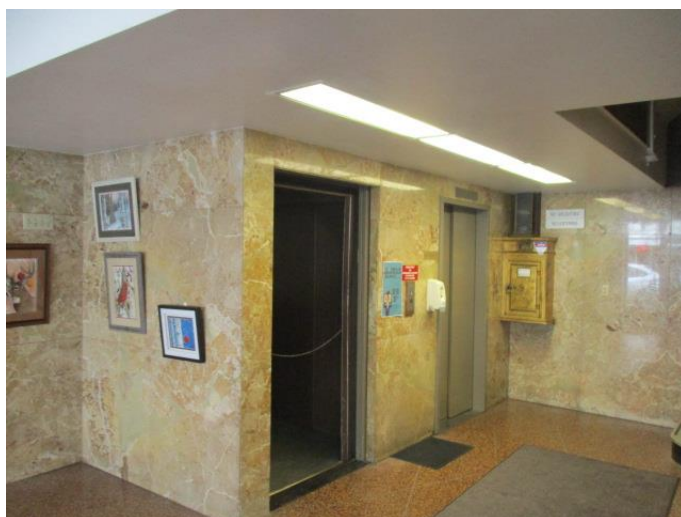
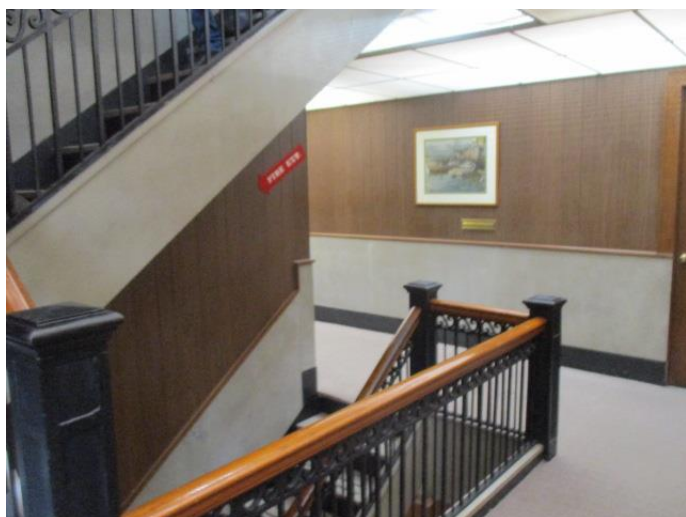
VALUE CONCLUSION**VALUATION SCENARIOS****AS-IS MARKET VALUE**

Interest	Leased Fee
Date	March 12, 2020
Cost Approach	Not Presented
Sales Approach	\$1,050,000
Income Approach	\$1,030,000
RECONCILIATION	\$1,030,000
Rooftop Telecom Lease Valuation	\$90,000
FINAL VALUE CONCLUSION	\$1,120,000



PENDANT_000207





PROPERTY IDENTIFICATION

The subject is an existing six-story office building comprising 40,330 SF-NRA. The improvements were constructed in 1925 and are 87% leased as of the effective appraisal date. Site area is 0.73 acre or 31,532 square feet. Site improvements include asphalt paving for 59 vehicles. The subject property owner receives rooftop rent from Sprint for its two-mast rooftop telecom installation. This income stream can be sold separately from the subject building to a third-party investor in the form of a perpetual easement. The ownership estate appraised herein is the leased fee interest. Each applicable approach to value includes a lump-sum adjustment for contributory value of this rooftop lease revenue.

The assessor parcel numbers are: 0010-00-380-001-0-001-00, 0010-00-380-003-0-001-00, 0010-00-380-007-0-001-00, 0010-00-380-006-0-001-00.

LEGAL DESCRIPTION

The legal description of the subject property is presented in the Addenda.

CLIENT IDENTIFICATION

The client of this specific assignment is Great Nations Bank.

INTENDED USE & INTENDED USERS

The intended use of this appraisal is to assist the client with a potential loan that would be collateralized by this asset. Great Nations Bank or assigns are the only intended users of this report.

PURPOSE

The purpose of this appraisal is to develop an opinion of the As-Is Market Value (Leased Fee).

PERSONAL PROPERTY & BUSINESS INTANGIBLE

There is no personal property (FF&E) included in this valuation.

PROPERTY AND SALES HISTORY

Current Owner/Three-Year Sales History

The subject title is currently recorded in the name of The Colston Corp who acquired title to the property as improved, as recorded in the Carter County Deed Records. According to county records there has been no transfer of ownership for the subject property in the past three years.

Subject Sale Status

The subject is under contract to sale to Ron Gill and Jeri McKenzi for \$1,101,000. The seller received two other offers. Both offers were generally in line with the current contract; however, the seller selected the current contract given the buyer's familiarity with the Ardmore area. Our "As Is" market value conclusion of \$1,120,000 is supportive of the contract price.

TAXES & ASSESSMENT

Real Estate tax assessments are administered by the Carter County Assessor for taxation within the following districts: Carter County, City of Ardmore, and Ardmore Public Schools. Real estate taxes in this state and these jurisdictions are ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes for an individual property may be determined by dividing the assessed value for a property by 1,000, then multiplying the estimate by the composite rate. The composite rate is based on a blended tax rate from several local taxing district rates.

TAXES & ASSESSMENT (2020)

					TAX RATE	97.0900
ASSESSOR PARCEL #	LAND	IMPROVEMENTS	TOTAL	EXEMPTIONS	TAXABLE	BASE TAX
0010-00-380-001-0-001-00	\$11,648	\$525,358	\$537,006	\$0	\$64,441	\$6,257
0010-00-380-003-0-001-00	\$6,356	\$29,029	\$35,385	\$0	\$4,246	\$412
0010-00-380-007-0-001-00	\$32,543	\$2,927	\$35,470	\$0	\$4,256	\$413
0010-00-380-006-0-001-00	\$31,607	\$2,873	\$34,480	\$0	\$4,138	\$402
Subtotal	\$82,154	\$560,187	\$642,341	\$0	\$77,081	\$7,484
Subtotal \$/GBA	\$1.48	\$10.13	\$11.61	\$0.00	\$1.39	\$0.14
TOTAL BASE TAX \$/GBA / \$ TOTAL					\$0.14	\$7,484

Source: Carter County Assessment & Taxation

Note that Oklahoma is not an equalization state. By law, county assessors can increase assessments 1) at a maximum rate of 3.0% to 5.0% annually; 2) in accordance with values reported on building permits for additions or refurbishments; or 3) in the event of sale, to an amount commensurate with the recorded sale price were deemed to be arm's length. Consistent with this law, tax comparables are not germane to this analysis. Rather, the tax burden relevant to the valuation herein would be based on the concluded value estimate representing an arm's length sale price employed by the assessor for purpose of re-assessment upon sale.

EXPOSURE & MARKETING TIME

Marketing time and exposure time are both influenced by price. That is, a prudent buyer could be enticed to acquire the property in less time if the price were less. Hence, the time span cited below coincides with the value opinion(s) formed herein.

USPAP Standard rule 1-2(c)(iv) requires an opinion of exposure time, not marketing time, when the purpose of the appraisal is to estimate market value. In the recent past, the volume of competitive properties offered for sale, sale prices, and vacancy rates have fluctuated little. Sale concessions have not been prevalent.

Exposure Time Conclusion

The subject is an office (office building) use totaling 40,330 SF (NRA) on 0.73-acres (31,532 SF) located at 10 W Main St in Ardmore, Carter County, Oklahoma. Considering these factors, a reasonable estimate of exposure time for the subject As-Is Market Value (Leased Fee) is 12 months or less.

Marketing Time Conclusion

A marketing time estimate is a forecast of a future occurrence. History should be considered as a guide, but anticipation of future events & market circumstances should be the prime determinant. Overall market conditions are expected to remain stable, so a marketing time of 12 months or less is predicted for the subject.

DEFINITION OF MARKET VALUE

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming that the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

PROPERTY RIGHTS APPRAISED

The property rights appraised constitute the leased fee interest.

Leased Fee Interest

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship.²

VALUE SCENARIOS

As-Is Value

The estimate of the value of real property in its current physical condition, use, and zoning as of the appraisal date.³

¹ Office of Comptroller of the Currency (OCC), Title 12 of the Code of Federal Regulation, Part 34, Subpart C -Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); This is also compatible with the FDIC, FRS and NCUA definitions of market value.

² The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Chicago, Illinois, 2015

³ The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Chicago, Illinois, 2015

The scope of work for this appraisal assignment is outlined below:

- ▶ The appraisal analyzes the regional and local area profiles including employment, population, household income and real estate trends. The local area was inspected to consider external influences on the subject.
- ▶ The appraisal analyzes legal and physical features of the subject including site size, improvement size, flood zone, seismic zone, site zoning, easements, encumbrances, site access and site exposure.
- ▶ The appraisal includes an office market analysis for the Carter County market and Ardmore submarket using vacancy, absorption, supply and rent data. Conclusions were drawn for the subject's competitive position given its physical and locational features, current market conditions and external influences.
- ▶ The appraisal includes a Highest and Best Use analysis and conclusions have been completed for the highest and best use of the subject property As Vacant and As-Improved. The analysis considered legal, locational, physical and financial feasibility characteristics of the subject site and existing improvements.
- ▶ In selecting applicable approaches to value, the appraisers considered the agreed upon appraisal scope and assessed the applicability of each traditional approach given the subject's characteristics and the intended use of the appraisal. As a result, this appraisal developed Sales Comparison and Income (Direct Capitalization) approaches. The values presented represent the As-Is Market Value (Leased Fee).
- ▶ The assignment was prepared as an Appraisal Report in accordance with USPAP Standards Rules 2, with the analysis stated within the document and representing a summarized level of analysis.
- ▶ The authors of this report are aware of the Competency Rule of USPAP and meet the standards.

ASSISTANCE PROVIDED

Jeff Smith provided real property appraisal assistance to the appraisers signing this certification. Assistance included provide miscellaneous administrative assistance, including file and exhibit preparation, as well as data entry relating to area descriptions and other routine front-half related duties.

SOURCES OF INFORMATION

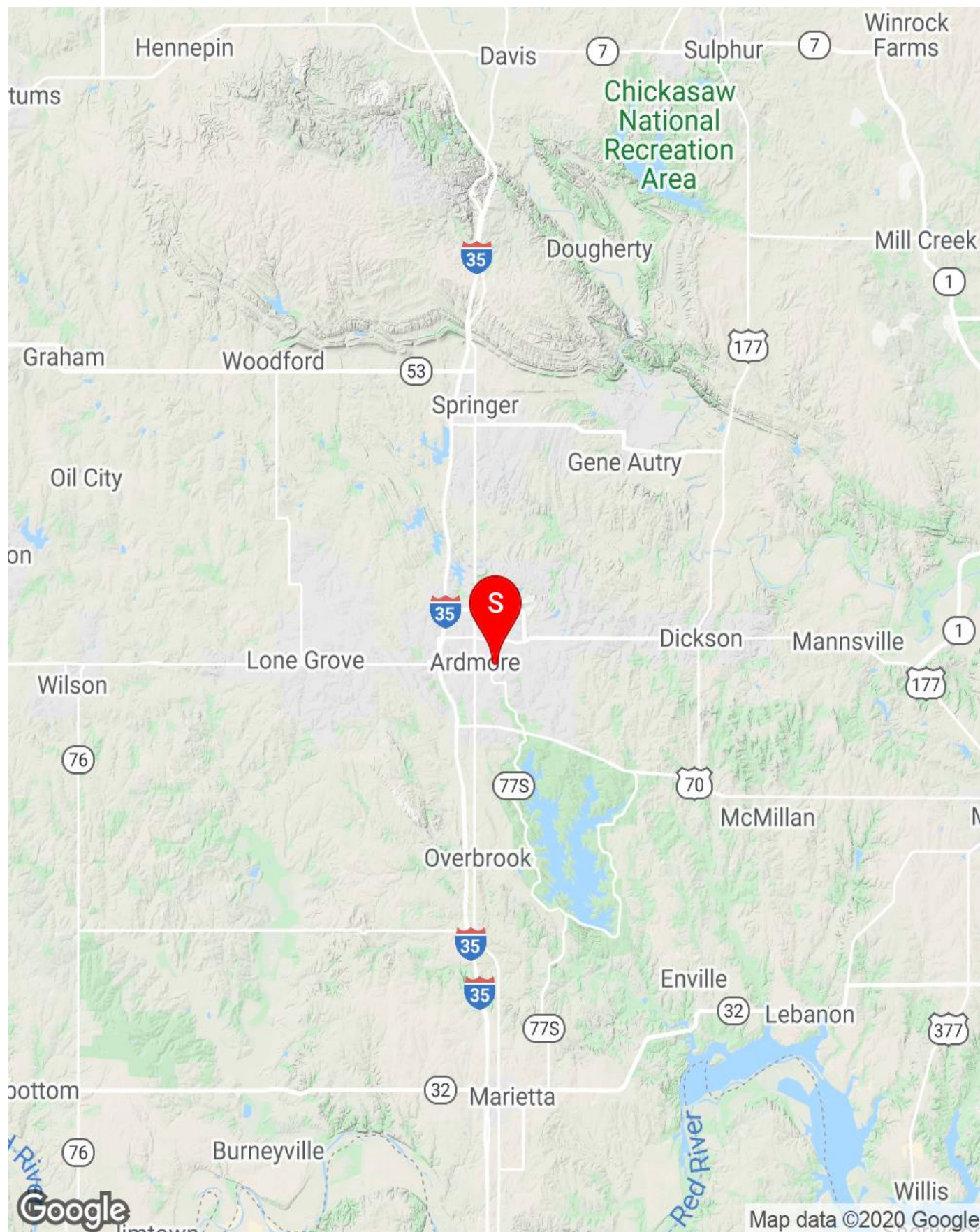
The following sources were contacted to obtain relevant information:

INFORMATION PROVIDED	
Property/Tax	Carter County Tax Assessor
Zoning	City of Ardmore Zoning
Site Size	Carter County Tax Assessor
Building Size	Carter County Tax Assessor
Supply & Demand	CoStar
Flood Map	STDB On-Line
Demographics	STDB On-Line
Comparable Information	CoStar and confirmed by local agents
Legal Description	Carter County Tax Assessor
Rent Roll/Lease Documents	Property Owner
Purchase & Sale Document	Property Owner
Income/Expense Statements	Property Owner

The lack of the unavailable items could affect the results of this analysis. As part of the general assumptions and limiting conditions, the subject is assumed to have no adverse easements, significant items of deferred maintenance, or be impacted by adverse environmental conditions.

SUBJECT PROPERTY INSPECTION

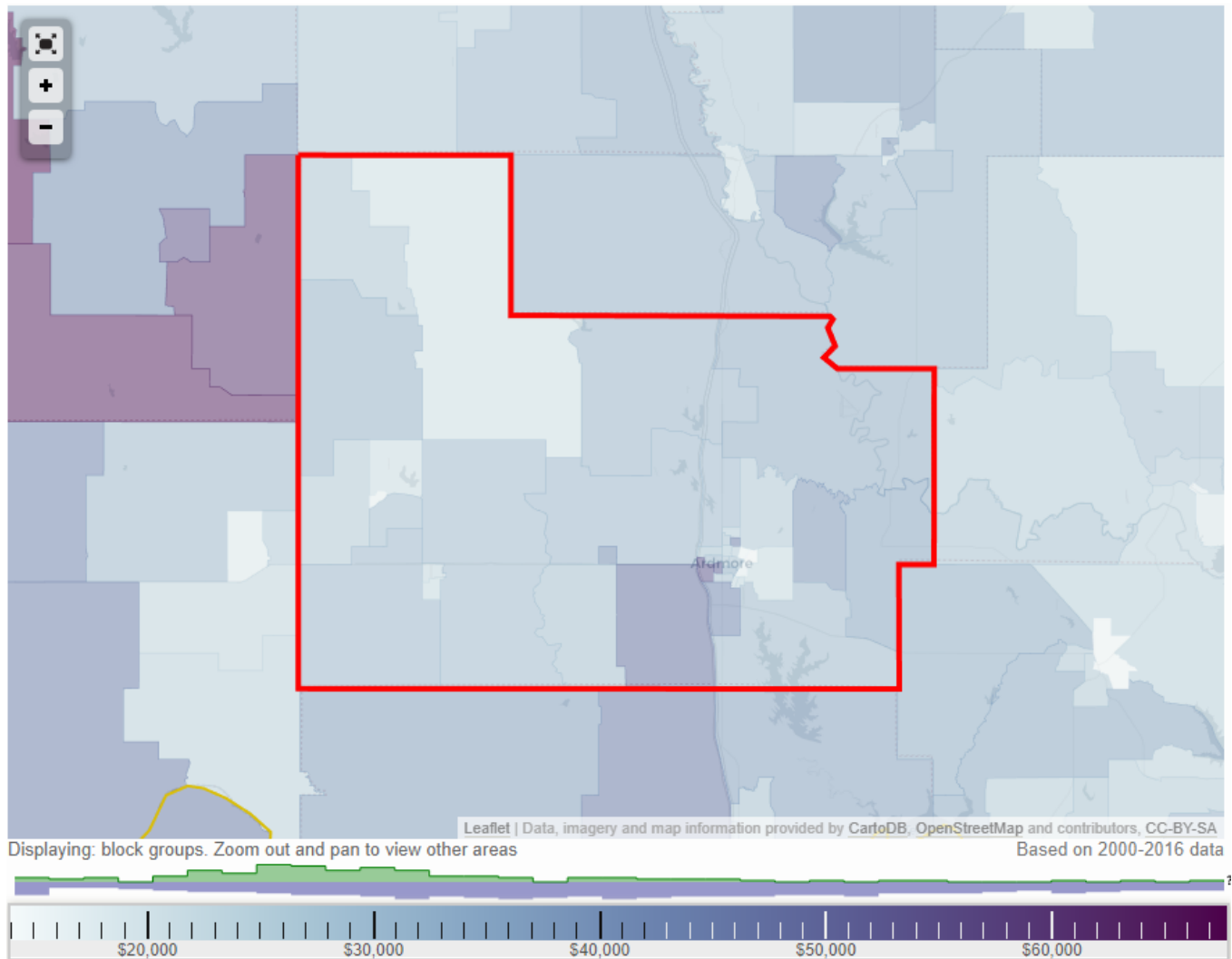
PROPERTY INSPECTION				
APPRAISER	INSPECTED	EXTENT	DATE	ROLE
Darin Andrew Dalbom, MAI	Yes	Interior & Exterior	March 12, 2020	Appraiser
Whitney Collamore	No	N/A	N/A	Appraiser
Jeff Smith	No	N/A	N/A	Analyst



CARTER COUNTY AREA ANALYSIS

Carter County, Oklahoma comprises 825 square miles in south-central Oklahoma. The 2016 population was 49,130 persons with a population density of 60 people per square mile. Ardmore is the county seat of Carter County. Ardmore's population in 2014 was 25,226 persons.















































Median Household Income (MHI) is shown below. Ardmore's MHI in 2016 was \$46,656 compared to \$49,176 for the state of Oklahoma.















Source: City-Data.com

Overview

Relevant statistics for the county are summarized below.



















Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann
Economic Performance Index	INDEX_TOT_40019	Index (2008=100.0)		106.59	104.51	104.01	105.31	107.81	110.84	
%Change				-0.3%	-2.0%	-0.5%	1.3%	2.4%	2.8%	
Wage & Salary Employment (QCEW)	EMP_TOT_40019	Wage & Salary Workers		24,568	24,336	24,063	24,067	24,654	25,122	
%Change				1.3%	-0.9%	-1.1%	0.0%	2.4%	1.9%	
Total Employment (BEA)	EMTOT_TOT_40019	Proprietors + Wage and Salary		33,899	33,968	33,900	33,990	34,387	34,907	
%Change				1.2%	0.2%	-0.2%	0.3%	1.2%	1.5%	
Wage & Salary Employment (BEA)	EMTOT_WS_40019	Wage and Salary Workers		25,574	25,380	25,083	24,976	25,195	25,500	
%Change				1.3%	-0.8%	-1.2%	-0.4%	0.9%	1.2%	
Proprietor Employment	EMTOT_PROP_40019	Proprietors		8,325	8,588	8,817	9,014	9,192	9,407	
%Change				1.0%	3.2%	2.7%	2.2%	2.0%	2.3%	
Military Employment	EMTOT_MIL_40019	Proprietors + Wage and Salary		181	177	176	176	174	173	
%Change				-0.5%	-2.3%	-0.6%	-0.3%	-0.7%	-0.6%	
Farm Employment	EMTOT_FARM_40019	Proprietors + Wage and Salary		1,244	1,258	1,241	1,218	1,221	1,228	
%Change				-5.5%	1.1%	-1.4%	-1.9%	0.3%	0.6%	
Unemployment Rate (%) (LAUS)	ELF_UR_40019	Percent		4.6	5.2	4.6	3.7	3.4	3.5	
%Change				2.8%	13.8%	-11.6%	-19.5%	-9.1%	5.3%	
Labor Force (LAUS)	ELF_LF_40019	Number of Persons		22,559	22,711	22,511	22,286	22,009	22,139	
%Change				2.6%	0.7%	-0.9%	-1.0%	-1.2%	0.6%	
Number of Workers Unemployed (LAUS)	ELF_UN_40019	Number Unemployed		1,029	1,180	1,034	825	739	783	
%Change				5.3%	14.7%	-12.4%	-20.2%	-10.4%	6.0%	
Employment (LAUS)	ELF_EMP_40019	Number Employed		21,531	21,532	21,476	21,460	21,269	21,356	
%Change				2.4%	0.0%	-0.3%	-0.1%	-0.9%	0.4%	
Labor Force-Population Ratio	ELF_LFPRATIO_40019	Percent		46.5	47.0	46.7	46.3	46.0	46.6	
%Change				2.7%	1.0%	-0.5%	-0.8%	-0.8%	1.3%	
Employment-Population Ratio	ELF_EMPRATIO_40019	Percent		44.4	44.5	44.6	44.6	44.4	44.9	
%Change				2.5%	0.3%	0.1%	0.1%	-0.4%	1.1%	
Establishments	ESTAB_TOT_40019	Number of Establishments		1,822	1,830	1,821	1,774	1,787	1,807	
%Change				2.0%	0.5%	-0.5%	-2.6%	0.7%	1.1%	
Average Establishment Size	ESTAB_TOTAVGSZ_40019	Average Workers per Establishment		13.5	13.3	13.2	13.6	13.8	13.9	
%Change				-0.6%	-1.4%	-0.6%	2.7%	1.7%	0.7%	
Personal Income	PI_TOT_40019	Millions of Dollars		1,977.5	1,930.6	1,962.6	2,012.1	2,084.4	2,165.8	
%Change				-4.0%	-2.4%	1.7%	2.5%	3.6%	3.9%	
Real Personal Income	PIR_TOT_40019	Millions of 2005 Dollars		834.4	804.4	800.6	801.3	817.9	830.8	
%Change				-4.1%	-3.6%	-0.5%	0.1%	2.1%	1.6%	
Per Capita Personal Income	PI_PC_40019	Dollars		40,773.2	39,922.2	40,727.2	41,842.4	43,558.1	45,584.8	
%Change				-3.9%	-2.1%	2.0%	2.7%	4.1%	4.7%	
Real Per Capita Personal Income	PIR_PC_40019	2005 Dollars		17,205.0	16,634.0	16,614.3	16,663.8	17,092.2	17,485.9	
%Change				-4.0%	-3.3%	-0.1%	0.3%	2.6%	2.3%	
Share of U.S. Per Capita Personal Income	PI_PCUS_40019	Percent		83.3	80.0	78.7	78.0	78.3	78.8	
%Change				-7.6%	-3.9%	-1.6%	-0.9%	0.4%	0.6%	
Wage & Salary Income (QCEW)	WAGE_TOT_40019	Millions of Dollars		1,004.1	989.9	1,002.0	1,044.4	1,107.1	1,169.3	
%Change				2.9%	-1.4%	1.2%	4.2%	6.0%	5.6%	
Wage & Salary Income per Worker (QCEW)	ERWAGE_TOT_40019	Dollars per Worker		40,872.2	40,678.3	41,641.6	43,393.1	44,901.5	46,541.2	
%Change				1.5%	-0.5%	2.4%	4.2%	3.5%	3.7%	
Retail Sales	BRSale_TOT_40019	Millions of Dollars		867.4	780.8	769.6	852.6	882.3	920.4	
%Change				-12.7%	-10.0%	-1.4%	10.8%	3.5%	4.3%	
Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann

Overview (Continued)

Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann
Real Retail Sales	BRSALER_TOT_40019	Millions of 2005 Dollars		366.1	325.3	313.9	339.6	346.2	353.1	
%Change				-12.8%	-11.1%	-3.5%	8.2%	2.0%	2.0%	
Retail Sales Per Capita	BRSale_PC_40019	Dollars		17,883.5	16,145.8	15,970.3	17,730.9	18,438.3	19,372.6	
%Change				-12.6%	-9.7%	-1.1%	11.0%	4.0%	5.1%	
Gross Domestic Product	GDP_TOT_40019	Millions of Dollars		2,954.8	2,760.7	2,747.8	2,993.5	3,227.8	3,471.0	
%Change				-4.2%	-6.6%	-0.5%	8.9%	7.8%	7.5%	
Real Gross Domestic Product (2005 dollars)	GDPR_TOT_40019	Millions of 2005 Dollars		2,766.9	2,597.8	2,490.8	2,691.2	2,851.3	3,012.8	
%Change				3.5%	-6.1%	-4.1%	8.0%	6.0%	5.7%	
GDP per Worker	QRGDP_TOT_40019	Dollars per Worker		120,264.7	113,441.7	114,194.2	124,367.4	130,915.8	138,154.4	
%Change				-5.5%	-5.7%	0.7%	8.9%	5.3%	5.5%	
Population	POPB_TOT_40019	Number of Persons		48,500	48,359	48,190	48,088	47,854	47,512	
%Change				-0.1%	-0.3%	-0.3%	-0.2%	-0.5%	-0.7%	
Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann





Source: RegionTrack.com**Retail Sales**

Retail sales strengthened significantly in 2018 as shown below.

Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann
Retail Sales	BRSale_TOT_40019	Millions of Dollars		867.4	780.8	769.6	852.6	882.3	920.4	
%Change				-12.7%	-10.0%	-1.4%	10.8%	3.5%	4.3%	
Real Retail Sales (2005 dollars)	BRSALER_TOT_40019	Millions of 2005 Dollars		366.1	325.3	313.9	339.6	346.2	353.1	
%Change				-12.8%	-11.1%	-3.5%	8.2%	2.0%	2.0%	
Per Capita Retail Sales	BRSale_PC_40019	Dollars		17,883.5	16,145.8	15,970.3	17,730.9	18,438.3	19,372.6	
%Change				-12.6%	-9.7%	-1.1%	11.0%	4.0%	5.1%	
Real Per Capita Retail Sales	BRSALER_PC_40019	2005 Dollars		7,548.4	6,727.5	6,514.5	7,061.4	7,235.3	7,431.1	
%Change				-12.7%	-10.9%	-3.2%	8.4%	2.5%	2.7%	
Pull Factor	BRSale_PULL_40019	Pull Factor		1.46	1.36	1.32	1.39	1.40	1.42	
%Change				-8.3%	-6.6%	-3.0%	5.1%	1.1%	1.2%	
Potential Sales	BRSale_POT_40019	Millions of Dollars		594.7	574.2	583.6	615.2	629.9	649.2	
%Change				-4.9%	-3.4%	1.6%	5.4%	2.4%	3.1%	
Trade Coverage Area	BRSale_TRADE_40019	Persons		70,619	65,753	63,535	66,650	67,032	67,360	
%Change				-8.4%	-6.9%	-3.4%	4.9%	0.6%	0.5%	
Retail Leakage	BRSale_LEAK_40019	Millions of Dollars		272.6	206.6	186.0	237.4	252.4	271.2	
%Change				-25.9%	-24.2%	-10.0%	27.7%	6.3%	7.4%	
Buying Power Index	BRSale_BPI_40019	Index		1,321	1,308	1,253	1,255	1,243	1,236	
%Change				-4.9%	-1.0%	-4.2%	0.2%	-0.9%	-0.6%	
Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann

Source: RegionTrack.com**GDP Per Worker by Industry**



































GDP Per Worker by Industry strengthened considerably in 2018 as shown below.

Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann
GDP per Worker	QRGDP_TOT_40019	Dollars per Worker		120,264.7	113,441.7	114,194.2	124,367.4	130,915.8	138,154.4	
%Change				-5.5%	-5.7%	0.7%	8.9%	5.3%	5.5%	
Real GDP per Worker (2005 dollars)	QRGDPR_TOT_40019	2005 Dollars per Worker		112,621.7	106,744.8	103,511.0	111,811.3	115,648.8	119,920.5	
%Change				2.2%	-5.2%	-3.0%	8.0%	3.4%	3.7%	
Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann

Source: RegionTrack.com

Wage & Salary Employment by Industry-Private (QCEW)

Recent private sector employment growth indicates a flat trend as shown below.

Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann
Total	EMP_TOT_40019	Wage & Salary Workers		24,568	24,336	24,063	24,067	24,654	25,122	
%Change				1.3%	-0.9%	-1.1%	0.0%	2.4%	1.9%	
PRIVATE										
Private	EMP_PVT_40019	Wage & Salary Workers		21,176	20,926	20,718	20,787	21,395	21,814	
%Change				1.6%	-1.2%	-1.0%	0.3%	2.9%	2.0%	
GOODS-PRODUCING										
Goods-Producing	EMP_GOODS_40019	Wage & Salary Workers		6,559	6,371	6,209	6,163	6,317	6,396	
%Change				2.2%	-2.9%	-2.5%	-0.7%	2.5%	1.3%	
SERVICE-PROVIDING										
Service-Providing	EMP_PVTSVCS_40019	Wage & Salary Workers		14,617	14,555	14,508	14,624	15,077	15,417	
%Change				1.3%	-0.4%	-0.3%	0.8%	3.1%	2.3%	
Wholesale and Retail Trade	EMP_WRT_40019	Wage & Salary Workers		3,753	3,649	3,661	3,570	3,727	3,739	
%Change				1.2%	-2.8%	0.3%	-2.5%	4.4%	0.3%	
Transportation & Utilities	EMP_TU_40019	Wage & Salary Workers		1,852	1,849	1,835	1,905	1,996	2,114	
%Change				5.5%	-0.1%	-0.8%	3.8%	4.8%	5.9%	
Information	EMP_51_40019	Wage & Salary Workers		200	195	166	171	165	162	
%Change				2.7%	-2.5%	-14.9%	3.0%	-3.4%	-1.7%	
Financial Activities	EMP_FIN_40019	Wage & Salary Workers		1,028	965	931	966	1,006	1,013	
%Change				0.6%	-6.1%	-3.6%	3.8%	4.2%	0.6%	
Professional & Business Services	EMP_PBS_40019	Wage & Salary Workers		1,735	1,898	1,883	1,807	1,900	1,991	
%Change				-4.4%	9.4%	-0.8%	-4.1%	5.2%	4.8%	
Educational and Health Services	EMP_EDH_40019	Wage & Salary Workers		3,330	3,317	3,144	3,133	3,153	3,198	
%Change				0.7%	-0.4%	-5.2%	-0.3%	0.6%	1.4%	
Leisure & Hospitality	EMP_HOS_40019	Wage & Salary Workers		2,177	2,138	2,335	2,497	2,542	2,608	
%Change				4.1%	-1.8%	9.2%	6.9%	1.8%	2.6%	
Other Services	EMP_81_40019	Wage & Salary Workers		544	545	554	577	588	594	
%Change				0.0%	0.0%	1.7%	4.2%	1.9%	0.9%	
GOVERNMENT										
Government	EMP_GOV_40019	Wage & Salary Workers		3,392	3,409	3,345	3,280	3,260	3,309	
%Change				-0.1%	0.5%	-1.9%	-2.0%	-0.6%	1.5%	
Federal Government	EMP_95_40019	Wage & Salary Workers		101	107	103	101	101	113	
%Change				6.9%	5.9%	-4.0%	-1.5%	-0.2%	11.9%	
State & Local Government	EMP_SLGOV_40019	Wage & Salary Workers		3,291	3,302	3,242	3,178	3,159	3,196	
%Change				-0.3%	0.4%	-1.8%	-2.0%	-0.6%	1.2%	
State Government	EMP_96_40019	Wage & Salary Workers		783	821	785	723	732	743	
%Change				3.0%	4.9%	-4.4%	-7.8%	1.3%	1.4%	
Local Government	EMP_97_40019	Wage & Salary Workers		2,508	2,481	2,458	2,455	2,427	2,453	
%Change				-1.3%	-1.0%	-0.9%	-0.1%	-1.1%	1.1%	
Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann

Source: RegionTrack.com

Wage and Salary Income By Industry (QCEW)

Wage and Salary Income by Industry is summarized as follows.

Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann
Total	WAGE_TOT_40019	Millions of Dollars		1,004.1	989.9	1,002.0	1,044.4	1,107.1	1,169.3	
%Change				2.9%	-1.4%	1.2%	4.2%	6.0%	5.6%	
PRIVATE										
Private	WAGE_PVT_40019	Millions of Dollars		878.5	866.5	881.3	923.4	982.1	1,038.5	
%Change				2.9%	-1.4%	1.7%	4.8%	6.4%	5.7%	
GOODS-PRODUCING										
Goods-Producing	WAGE_GOODS_40019	Millions of Dollars		368.0	355.4	361.7	380.7	405.0	425.6	
%Change				3.9%	-3.4%	1.8%	5.3%	6.4%	5.1%	
SERVICE-PROVIDING										
Service-Providing	WAGE_PVTSVCS_40019	Millions of Dollars		510.6	511.1	519.7	542.7	577.2	613.0	
%Change				2.3%	0.1%	1.7%	4.4%	6.4%	6.2%	
Wholesale and Retail Trade	WAGE_WRT_40019	Millions of Dollars		117.2	113.2	117.8	122.3	132.0	137.1	
%Change				-0.2%	-3.5%	4.1%	3.9%	7.9%	3.9%	
Transportation & Utilities	WAGE_TU_40019	Millions of Dollars		84.9	83.5	88.2	90.7	97.6	106.6	
%Change				10.4%	-1.5%	5.6%	2.8%	7.6%	9.3%	
Information	WAGE_51_40019	Millions of Dollars		7.7	7.4	6.6	7.3	7.4	7.6	
%Change				2.2%	-3.8%	-11.0%	11.9%	1.4%	1.8%	
Financial Activities	WAGE_FIN_40019	Millions of Dollars		48.7	45.4	42.5	46.3	50.1	52.4	
%Change				-3.2%	-6.7%	-6.4%	9.0%	8.2%	4.6%	
Professional & Business Services	WAGE_PBS_40019	Millions of Dollars		67.9	73.8	73.8	75.8	81.8	89.5	
%Change				1.0%	8.8%	-0.0%	2.7%	7.9%	9.4%	
Educational and Health Services	WAGE_EDH_40019	Millions of Dollars		134.2	137.9	136.7	141.9	146.5	154.3	
%Change				2.2%	2.8%	-0.9%	3.9%	3.2%	5.4%	
Leisure & Hospitality	WAGE_HOS_40019	Millions of Dollars		32.9	32.7	36.3	38.7	41.2	43.7	
%Change				3.6%	-0.5%	11.2%	6.6%	6.3%	6.2%	
Other Services	WAGE_81_40019	Millions of Dollars		17.3	17.2	17.9	19.6	20.7	21.8	
%Change				2.4%	-0.4%	3.7%	9.5%	6.0%	5.2%	
GOVERNMENT										
Government	WAGE_GOV_40019	Millions of Dollars		125.6	123.5	120.7	121.0	124.9	130.8	
%Change				2.3%	-1.7%	-2.3%	0.3%	3.2%	4.7%	
Federal Government	WAGE_95_40019	Millions of Dollars		6.2	6.3	6.3	6.5	6.5	7.2	
%Change				6.5%	1.5%	0.2%	2.3%	-0.0%	10.4%	
State & Local Government	WAGE_SLGOV_40019	Millions of Dollars		119.3	117.2	114.3	114.5	118.4	123.6	
%Change				2.1%	-1.8%	-2.4%	0.2%	3.4%	4.3%	
State Government	WAGE_96_40019	Millions of Dollars		27.9	28.9	27.3	25.9	27.0	28.0	
%Change				9.1%	3.4%	-5.4%	-5.4%	4.3%	4.0%	
Local Government	WAGE_97_40019	Millions of Dollars		91.4	88.3	87.0	88.7	91.5	95.6	
%Change				0.2%	-3.4%	-1.4%	1.9%	3.2%	4.5%	
Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann

Source: RegionTrack.com

GDP by Industry

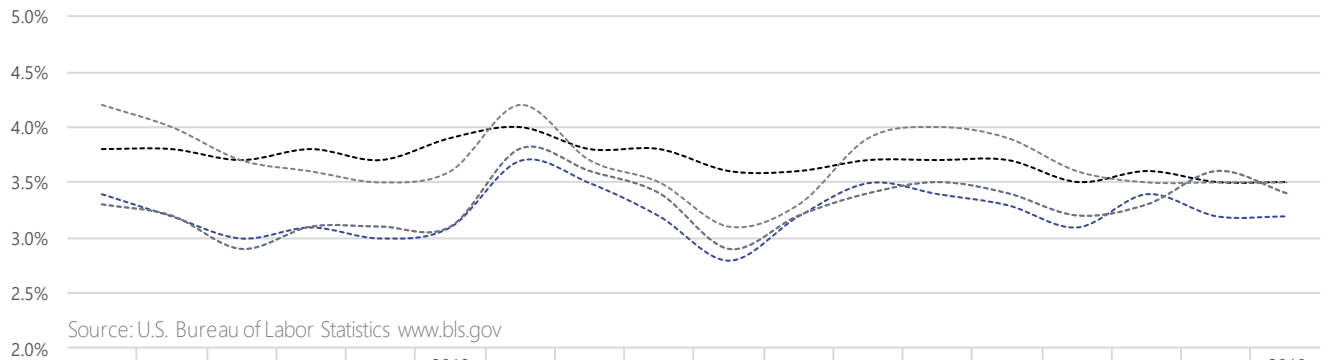
Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann
Total	GDP_TOT_40019	Millions of Dollars		2,954.8	2,760.7	2,747.8	2,993.5	3,227.8	3,471.0	
%Change				-4.2%	-6.6%	-0.5%	8.9%	7.8%	7.5%	
Real GDP (2005 dollars)	GDPR_TOT_40019	Millions of 2005 Dollars		2,766.9	2,597.8	2,490.8	2,691.2	2,851.3	3,012.8	
%Change				3.5%	-6.1%	-4.1%	8.0%	6.0%	5.7%	
GDP per Worker	QRGDP_TOT_40019	Dollars per Worker		120,264.7	113,441.7	114,194.2	124,367.4	130,915.8	138,154.4	
%Change				-5.5%	-5.7%	0.7%	8.9%	5.3%	5.5%	
PRIVATE										
Private	GDP_PVT_40019	Millions of Dollars		2,706.7	2,515.5	2,511.8	2,772.0	2,997.4	3,228.6	
%Change				-4.8%	-7.1%	-0.1%	10.4%	8.1%	7.7%	
GOODS-PRODUCING										
Goods-Producing	GDP_GOODS_40019	Millions of Dollars		1,127.1	982.5	1,016.4	1,111.8	1,186.5	1,273.7	
%Change				-12.5%	-12.8%	3.4%	9.4%	6.7%	7.3%	
SERVICE-PROVIDING										
Service-Providing	GDP_PVTSVCS_40019	Millions of Dollars		1,579.6	1,533.0	1,495.5	1,660.2	1,810.9	1,954.9	
%Change				1.5%	-3.0%	-2.4%	11.0%	9.1%	8.0%	
Wholesale and Retail Trade	GDP_WRT_40019	Millions of Dollars		308.2	299.5	317.9	342.5	368.6	385.3	
%Change				0.5%	-2.8%	6.2%	7.7%	7.6%	4.5%	
Transportation & Utilities	GDP_TU_40019	Millions of Dollars		314.9	320.1	329.7	358.2	393.7	437.4	
%Change				11.2%	1.7%	3.0%	8.6%	9.9%	11.1%	
Information	GDP_51_40019	Millions of Dollars		28.4	28.8	25.6	30.3	31.0	32.2	
%Change				12.6%	1.3%	-10.9%	18.1%	2.5%	3.9%	
Financial Activities	GDP_FIN_40019	Millions of Dollars		472.7	414.3	338.3	413.3	472.7	519.7	
%Change				-3.9%	-12.4%	-18.3%	22.1%	14.4%	9.9%	
Professional & Business Services	GDP_PBS_40019	Millions of Dollars		117.8	127.0	129.2	131.6	141.3	153.8	
%Change				-0.7%	7.8%	1.8%	1.8%	7.4%	8.8%	
Educational and Health Services	GDP_EDH_40019	Millions of Dollars		206.4	213.5	215.8	234.7	244.6	258.1	
%Change				2.0%	3.4%	1.1%	8.8%	4.2%	5.5%	
Leisure & Hospitality	GDP_HOS_40019	Millions of Dollars		73.1	71.7	78.5	83.3	89.1	95.3	
%Change				1.6%	-1.9%	9.4%	6.1%	7.0%	6.9%	
Other Services	GDP_81_40019	Millions of Dollars		58.1	58.1	60.3	66.4	69.9	73.0	
%Change				2.1%	-0.1%	3.7%	10.2%	5.2%	4.5%	
GOVERNMENT										
Government	GDP_GOV_40019	Millions of Dollars		248.0	245.2	235.9	221.5	230.4	242.5	
%Change				3.1%	-1.1%	-3.8%	-6.1%	4.0%	5.2%	
Military	GDP_MIL_40019	Millions of Dollars		5.9	6.1	6.2	6.3	6.5	6.7	
%Change				-6.3%	3.6%	0.7%	2.6%	2.8%	2.8%	
Federal Government	GDP_95_40019	Millions of Dollars		10.8	11.1	10.6	10.5	10.5	12.0	
%Change				8.0%	2.7%	-4.1%	-1.0%	0.3%	13.5%	
State & Local Government	GDP_SLGOV_40019	Millions of Dollars		231.4	228.1	219.2	204.7	213.4	223.8	
%Change				3.1%	-1.4%	-3.9%	-6.6%	4.3%	4.9%	
State Government	GDP_96_40019	Millions of Dollars		54.4	56.5	57.1	61.1	64.7	68.2	
%Change				10.4%	3.9%	1.1%	6.9%	5.9%	5.4%	
Local Government	GDP_97_40019	Millions of Dollars		176.9	171.5	162.0	143.6	148.7	155.6	
%Change				1.1%	-3.0%	-5.6%	-11.4%	3.6%	4.7%	
Industry	Series	Units	5-yr Qtr	2015	2016	2017	2018	2019	2020	20-yr Ann

Source: RegionTrack.com

UNEMPLOYMENT

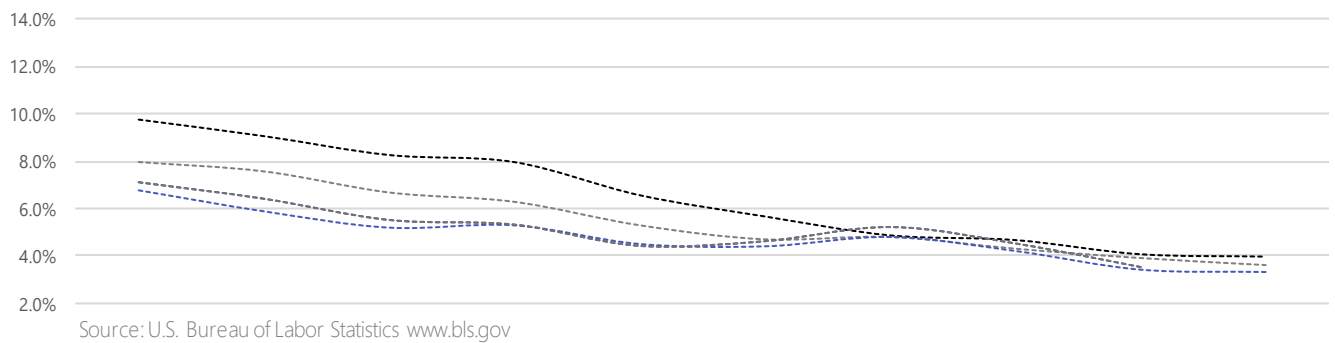
The following graphs charts the trailing 18 months and trailing 10 years unemployment rate for the United States, West South Central Division, Oklahoma, Ardmore, OK Micro MSA, and Carter County.

UNEMPLOYMENT RATE (TRAILING 18 MONTHS)



	Jul	Aug	Sep	Oct	Nov	2018 Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2019 Dec
----- Nation	3.8%	3.8%	3.7%	3.8%	3.7%	3.9%	4.0%	3.8%	3.8%	3.6%	3.6%	3.7%	3.7%	3.7%	3.5%	3.6%	3.5%	3.5%
----- Region	4.2%	4.0%	3.7%	3.6%	3.5%	3.6%	4.2%	3.7%	3.5%	3.1%	3.3%	3.9%	4.0%	3.9%	3.6%	3.5%	3.5%	3.5%
----- State	3.4%	3.2%	3.0%	3.1%	3.0%	3.1%	3.7%	3.5%	3.2%	2.8%	3.2%	3.5%	3.4%	3.3%	3.1%	3.4%	3.2%	3.2%
----- Area	3.3%	3.2%	2.9%	3.1%	3.1%	3.1%	3.8%	3.6%	3.4%	2.9%	3.2%	3.4%	3.5%	3.4%	3.2%	3.3%	3.6%	3.4%
----- County	3.3%	3.2%	2.9%	3.1%	3.1%	3.1%	3.8%	3.6%	3.4%	2.9%	3.2%	3.4%	3.5%	3.4%	3.2%	3.3%	3.6%	3.4%

UNEMPLOYMENT RATE (TRAILING 10 YEARS)



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
----- Nation	9.8%	9.1%	8.3%	8.0%	6.6%	5.7%	4.9%	4.7%	4.1%	4.0%
----- Region	8.0%	7.6%	6.7%	6.3%	5.3%	4.7%	4.8%	4.3%	3.9%	3.6%
----- State	6.8%	5.9%	5.2%	5.3%	4.5%	4.4%	4.8%	4.2%	3.4%	3.3%
----- Area	7.1%	6.4%	5.5%	5.3%	4.4%	4.6%	5.2%	4.5%	3.5%	
----- County	7.1%	6.4%	5.5%	5.3%	4.4%	4.6%	5.2%	4.5%	3.5%	

EMPLOYMENT

The following chart shows the trailing 10 years employment for the state of Oklahoma, Ardmore, OK Micro MSA, and Carter County.

STATE & REGIONAL EMPLOYMENT						
YEAR	STATE	% CHG.	AREA	% CHG.	COUNTY	% CHG.
2009	1,652,023	(1.8%)	26,984	4.0%	26,984	4.0%
2010	1,648,138	(0.2%)	19,683	(37.1%)	19,683	(37.1%)
2011	1,668,418	1.2%	20,264	2.9%	20,264	2.9%
2012	1,709,258	2.4%	20,727	2.2%	20,727	2.2%
2013	1,706,861	(0.1%)	20,864	0.7%	20,864	0.7%
2014	1,717,628	0.6%	21,040	0.8%	21,040	0.8%
2015	1,751,434	1.9%	21,557	2.4%	21,557	2.4%
2016	1,743,766	(0.4%)	21,564	0.0%	21,564	0.0%
2017	1,758,210	0.8%	21,482	(0.4%)	21,482	(0.4%)
2018	1,777,564	1.1%	21,371	(0.5%)	21,371	(0.5%)
CAGR	0.8%	-	-2.6%	-	-2.6%	-

Source: U.S. Bureau of Labor Statistics www.bls.gov



PENDANT_ 000224

LOCAL AREA ANALYSIS INTRODUCTION

The subject property is located in the Ardmore area of the Ardmore submarket.

DEMOGRAPHICS

The following information reflects the demographics for the subject's area.

LOCAL AREA DEMOGRAPHICS							
DESCRIPTION	1 MILE	3 MILES	5 MILES	DESCRIPTION	1 MILE	3 MILES	5 MILES
POPULATION TOTAL				HOUSEHOLDS			
2000 Census	8,427	22,365	26,039	2000 Census	3,331	9,122	10,522
2010 Census	8,217	22,517	26,477	2010 Census	3,101	9,072	10,604
2019 Estimate	8,206	22,804	27,184	2019 Estimate	3,014	9,034	10,709
2024 Projection	8,138	22,774	27,229	2024 Projection	2,973	8,986	10,682
Δ 2000-2010	(2.49%)	0.68%	1.68%	Δ 2000-2010	(6.90%)	(0.55%)	0.78%
Δ 2010-2019	(0.13%)	1.27%	2.67%	Δ 2010-2019	(2.81%)	(0.42%)	0.99%
Δ 2019-2024	(0.83%)	(0.13%)	0.17%	Δ 2019-2024	(1.36%)	(0.53%)	(0.25%)
Total Daytime Population	9,872	13,233	15,695	HOUSEHOLDS BY INCOME (2019 ESTIMATE)			
HOUSING UNITS				<\$15,000	16.3%	15.3%	14.7%
Total (2019 Estimate)	3,736	10,337	12,164	\$15,000 - \$24,999	15.4%	12.3%	11.9%
Owner Occupied	42.0%	51.6%	54.2%	\$25,000 - \$34,999	15.3%	14.0%	13.5%
Renter Occupied	38.7%	35.8%	33.8%	\$35,000 - \$49,999	17.1%	13.8%	13.3%
Vacant Housing Units	19.3%	12.6%	12.0%	\$50,000 - \$74,999	20.1%	20.2%	20.0%
Total (2024 Projection)	3,745	10,377	12,231	\$75,000 - \$99,999	7.9%	10.1%	10.7%
Owner Occupied	42.0%	51.7%	54.4%	\$100,000 - \$149,999	5.2%	8.7%	9.8%
Renter Occupied	37.4%	34.9%	33.0%	\$150,000 - \$199,999	0.9%	1.9%	2.2%
Vacant Housing Units	20.6%	13.4%	12.7%	\$200,000+	1.8%	3.7%	3.7%
AVERAGE HOUSEHOLD INCOME				AVERAGE HOUSEHOLD SIZE			
2019 Estimate	\$49,389	\$61,642	\$63,614	2019 Estimate Estimate	2.60	2.45	2.48
2024 Projection	\$54,860	\$67,207	\$69,672	2024 Projection Projector	2.61	2.46	2.49
Δ 2019-2024	11.08%	9.03%	9.52%	Δ 2019-2024	0.38%	0.41%	0.40%
MEDIAN HOUSEHOLD INCOME				MEDIAN HOME VALUE			
2019 Estimate	\$36,933	\$42,958	\$45,132	2019 Estimate	\$75,697	\$107,753	\$123,282
2024 Projection Projector	\$39,111	\$46,262	\$49,031	2024 Projection	\$79,762	\$123,709	\$141,513
Δ 2019-2024	5.90%	7.69%	8.64%	Δ 2019-2024	5.37%	14.81%	14.79%
PER CAPITA INCOME				AVERAGE HOME VALUE			
2019 Estimate	\$18,721	\$24,383	\$25,135	2019 Estimate	\$98,151	\$146,786	\$155,065
2024 Projection	\$20,696	\$26,487	\$27,415	2024 Projection	\$107,490	\$160,343	\$170,279
Δ 2019-2024	10.55%	8.63%	9.07%	Δ 2019-2024	9.51%	9.24%	9.81%

Source: Sites To Do Business Online

Population

Esri estimates the current 2019 population of the neighborhood 3 miles radius of the subject property to be 22,804 representing a 1.27% change since 2010. The total trade area 5 miles radius of the subject is estimated to have a population of 27,184, which represents a 2.67% change since 2010.

Looking forward, the population of the neighborhood 3 MILES radius is forecasted to change to 1.27% by the year 2024. The population within the total trade area 5 miles radius is forecasted to change to 27,229 over the next five years. Overall, total trade area 5 miles radius population is expected to change by 27,229 over the next five years.

Households

Esri estimates that the number of households in the neighborhood 3 miles radius of the subject is 9,034, which is a (0.42%) change since 2010. Within the total trade area 5 miles radius, the number of households is estimated to be 10,709, a 0.99% change over the same period of time.

By the year 2024, Esri estimates that the number of households in the neighborhood 3 miles radius will change by (0.53%) to 8,986, households. Additionally, households in the entire trade area are expected to change by (0.25%) to 10,682 households over the next five years.

The number of households in the neighborhood 3 miles radius of the subject changed (0.55%) from 2000 to 2010; and since then it has changed by (0.42%).

Income

According to Esri, the neighborhood 3 miles radius of the subject property has an estimated median household income of \$42,958 and an average household income of \$61,642. Esri reports that the total trade area 5 miles radius has a median household income of \$45,132, and an average household income of \$63,614. With 10,709 households currently in the total trade area 5 miles radius of the subject property, local effective buying income is estimated to be about \$681,242,326.

CONCLUSION

Based on the Esri data presented above, the demographics in the subject neighborhood are average, with upside potential. Population growth has increased by 1.27% since 2010 and is expected to increase (0.13%) over the next 5 years in the 3 miles radius neighborhood. Average household incomes are above average at nearly \$61,642, and the area is populated with 9,034 households in a 3 miles radius around the subject property. Population growth and strong income levels are a good signal for potential office locations.

SURROUNDING LAND USES

The following tables and maps highlight the development in and around the subject.

LOCAL AREA OFFICE - THREE-MILE RADIUS

CLASS	RBA	YEAR BUILT	PERCENT LEASED	PROPERTIES
A	0 SF	-	-	0
B	207,504 SF	1986	100.0	18
C	294,605 SF	1962	100.0	50
TOTAL	502,109 SF	1969	100.0	68

Source: CoStar

LARGEST OFFICE DEVELOPMENTS - THREE-MILE RADIUS



PIN	LOCATION, CITY	DIST TO SUBJ	RBA	BUILT	CLASS	%LEASED
A	100-160 D St SW, Ardmore	0.3 mi	54,975	0	B	100
B	333 W Main St, Ardmore	0.2 mi	49,000	1977	C	100
C	2007 N Commerce St, Ardmore	1.9 mi	36,050	0	B	100
D	301 W Main St, Ardmore	0.2 mi	30,186	1920	C	100
E	10 W Main St, Ardmore	0.0 mi	30,000	1918	C	100
F	1505 N Commerce St, Ardmore	1.6 mi	22,051	1984	B	100
G	2002 12th Ave, Ardmore	1.7 mi	21,106	2002	B	100
H	110 W BROADWAY St, Ardmore	0.1 mi	20,022	1982	B	100
I	908 N Rockford Rd, Ardmore	1.9 mi	15,600	2009	C	100
J	2617 Crossroads Dr, Ardmore	2.1 mi	11,753	2010	B	100

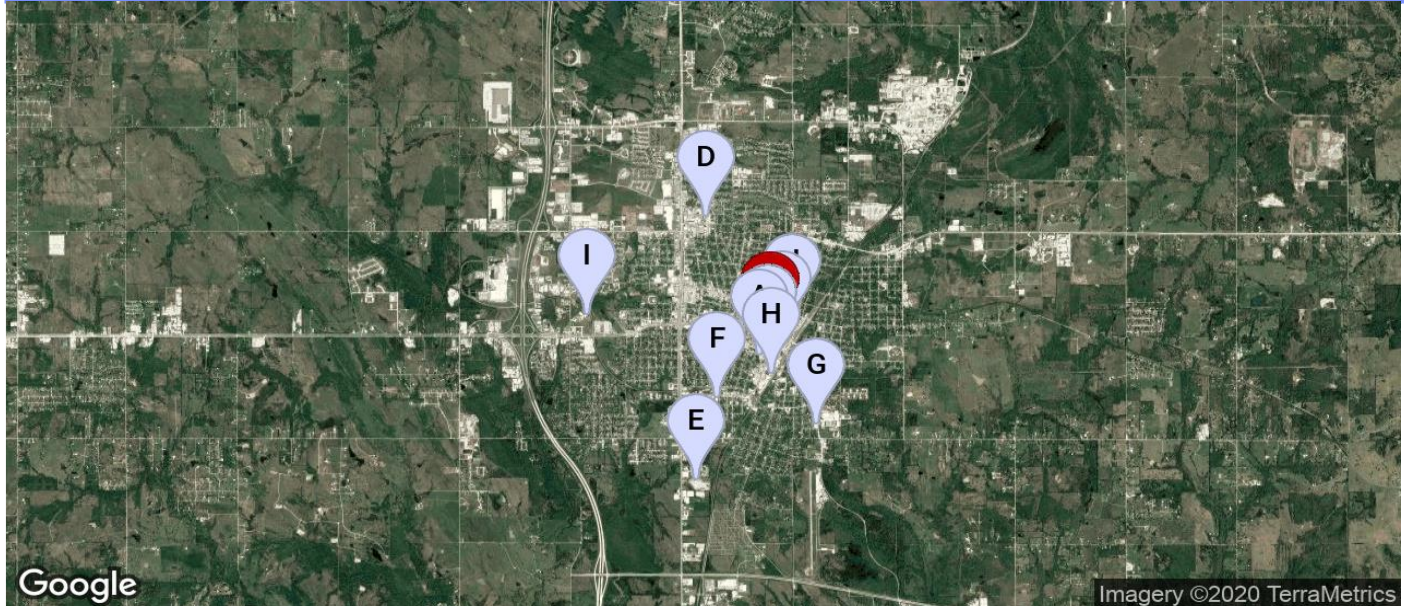
Source: CoStar

LOCAL AREA INDUSTRIAL - THREE-MILE RADIUS

TYPE	RBA	YEAR BUILT	PERCENT LEASED	PROPERTIES
Flex	46,079 SF	1965	97	4
Gen-Ind <25,000 FT	297,250 SF	1959	95	44
Gen-Ind >25,000 FT	217,358 SF	1957	100	4
TOTAL	560,687 SF	1958	96.9	52

Source: CoStar

LARGEST INDUSTRIAL DEVELOPMENTS - THREE-MILE RADIUS



PIN	LOCATION, CITY	DIST TO SUBJ	RBA	BUILT	TYPE	%LEASED
A	431 Boeing, Ardmore	0.2 mi	78,887	2004	Industrial	100
B	135 S Washington St, Ardmore	0.1 mi	67,100	1923	Industrial	100
C	105 E Main St, Ardmore	0.1 mi	45,000	1910	Industrial	100
D	920 15th Ave NW, Ardmore	1.3 mi	32,853	0	Flex	100
E	1400 S Commerce St, Ardmore	1.5 mi	26,371	1980	Industrial	100
F	614 Moore St SW, Ardmore	0.8 mi	20,000	1973	Industrial	100
G	707 S Lake Murray Dr, Ardmore	0.9 mi	19,830	1997	Industrial	100
H	112 2nd Ave SE, Ardmore	0.3 mi	17,600	1977	Industrial	100
I	2401 Autumn Run, Ardmore	1.7 mi	16,000	2009	Industrial	0
J	201 Caddo St, Ardmore	0.3 mi	15,000	1915	Industrial	100

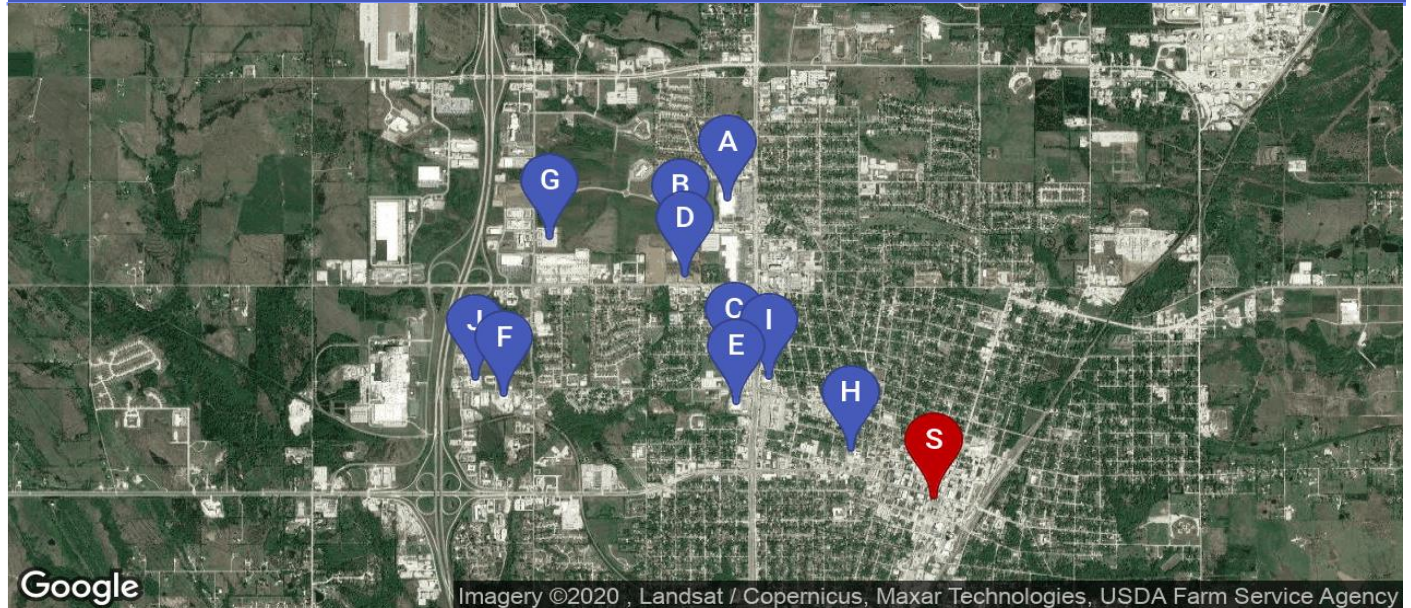
Source: CoStar

LOCAL AREA RETAIL - THREE-MILE RADIUS

SIZE	RBA	YEAR BUILT	PERCENT LEASED	PROPERTIES
<5,000 FT	239,455 SF	1972	96.7	99
>5,000 FT-<20,000 FT	561,766 SF	1975	96.3	60
>20,000 FT	743,767 SF	1992	93.3	14
TOTAL	1,544,988 SF	1984	95.0	52

Source: CoStar

LARGEST RETAIL DEVELOPMENTS - THREE-MILE RADIUS



PIN	LOCATION, CITY	DIST TO SUBJ	RBA	BUILT	CLASS	%LEASED
A	1715 N Commerce St, Ardmore	1.7 mi	197,259	1992	B	100
B	1601-1606 12th Ave, Ardmore	1.7 mi	82,057	2020	B	45.16
C	601-607 N Commerce St, Ardmore	1.1 mi	67,522	1965	B	100
D	1605 12th Ave, Ardmore	1.6 mi	62,943	2019	B	100
E	205-209 N Commerce St, Ardmore	1.0 mi	61,692	1998	B	100
F	2606 Crossroads Dr, Ardmore	2.0 mi	50,000	1980	C	100
G	1540 N Rockford Rd, Ardmore	2.1 mi	37,768	2013	C	100
H	605-615 W Broadway St, Ardmore	0.4 mi	32,327	1956	C	85.74
I	510 N Commerce St, Ardmore	0.9 mi	32,285	1965	B	100
J	402 Holiday Dr, Ardmore	2.1 mi	28,789	2006	C	100

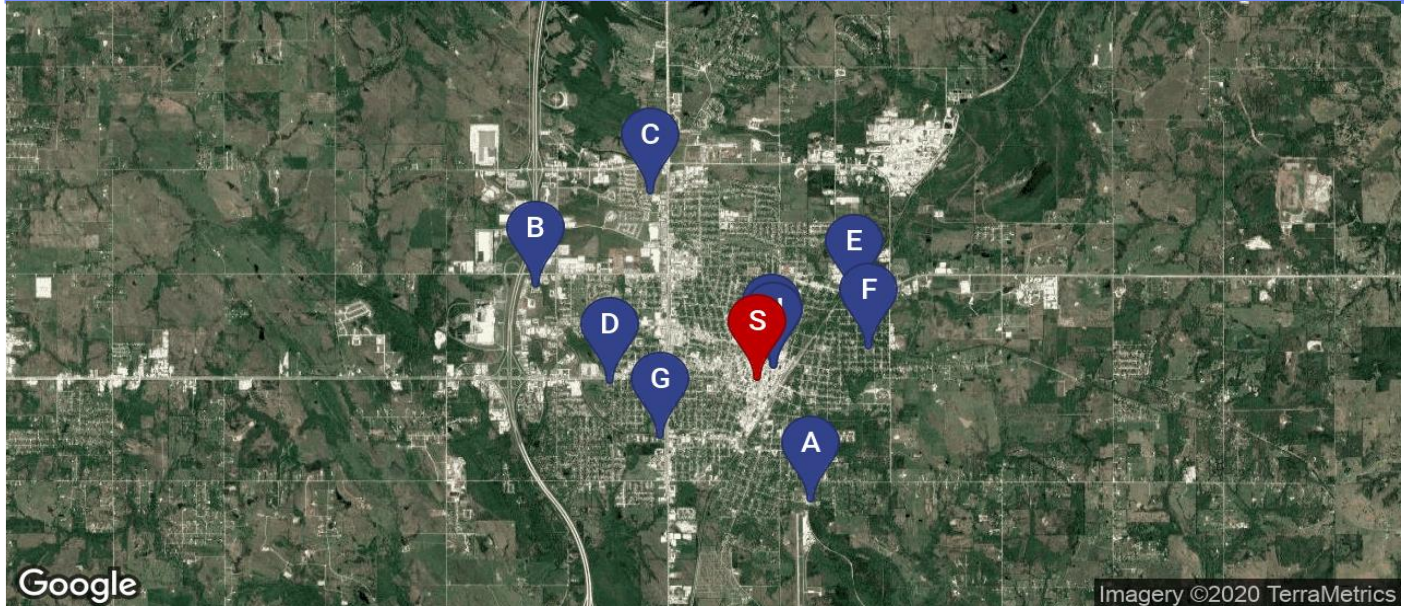
Source: CoStar

LOCAL AREA MULTI-FAMILY - THREE-MILE RADIUS

CLASS	RBA	YEAR BUILT	UNITS	PROPERTIES
A	0 SF	-	-	0
B	329,822 SF	1967	81	4
C	386,122 SF	1969	448	10
TOTAL	722,326 SF	1968	537	15

Source: CoStar

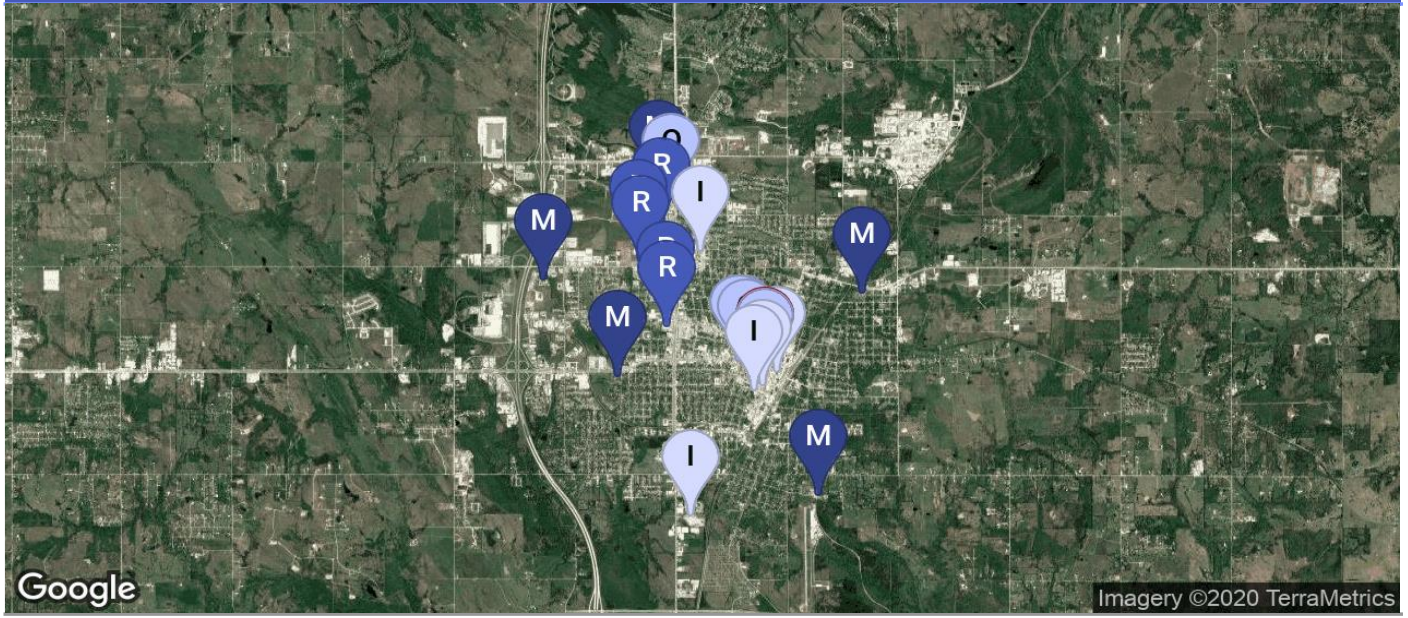
LARGEST MULTI-FAMILY DEVELOPMENTS - THREE-MILE RADIUS



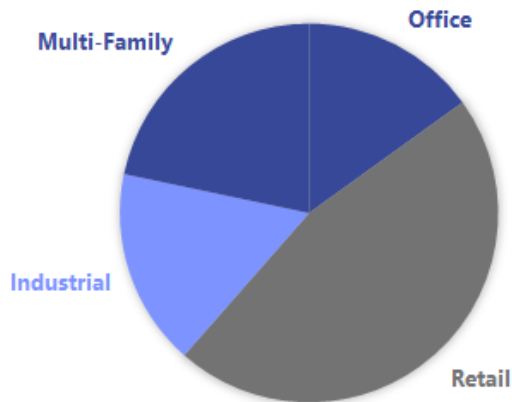
PIN	LOCATION, CITY	DIST TO SUBJ	RBA	BUILT	CLASS	STORIES
A	980 Lake Murray Dr S, Ardmore	1.3 mi	234,353	1955	B	1
B	1102 Holiday Dr, Ardmore	2.2 mi	92,137	1976	C	2
C	1550 Knox Rd, Ardmore	2.0 mi	89,600	0	C	0
D	300 Sunset Dr SW, Ardmore	1.3 mi	89,460	1962	C	2
E	1201 L St NE, Ardmore	1.2 mi	80,000	2004	B	2
F	1212 6th Ave NE, Ardmore	1.0 mi	44,356	1970	C	2
G	809 S Commerce St, Ardmore	1.0 mi	40,520	1973	C	2
H	111 E Broadway St, Ardmore	0.2 mi	8,600	1910	B	2
I	111 E Broadway St, Ardmore	0.2 mi	8,600	1910	B	2
J	202 N Washington St, Ardmore	0.2 mi	8,529	1953	C	3

Source: CoStar

TOTAL DEVELOPMENT OVERLAY - THREE-MILE RADIUS



COMMERCIAL LAND USE



ACCESS/PUBLIC TRANSPORTATION

The streets within the neighborhood are laid out in a grid pattern with major streets generally along the section and ½ section lines. The major north/south street in the neighborhood includes N Washington Street. The major east/west street includes E Main Street. With the existing transportation system, most areas of metropolitan Ardmore are accessible from the subject neighborhood and access is considered for the metropolitan area. Public bus service is available throughout the area. Overall, access within the neighborhood is average for the metropolitan area.

LOCAL AREA SUMMARY

The market benefits from a diverse blend of residential, commercial, and community uses and close proximity to many recreational activities. The outlook for this market area is good into the foreseeable future.

The subject site consists of four parcels and has 31,532 SF (0.72 AC) of land area. The area is estimated based on the assessor's parcel map. There is no surplus or excess land noted on the subject site. If a professional survey is completed it could result in more precise measurements. Unless otherwise noted, the appraisal will utilize the usable site area.

Address	10 W Main St , Ardmore, Oklahoma.	
Census Tract	40-019-892900	
Number of Parcels	4	
Assessor Parcels	0010-00-380-001-0-001-00, 0010-00-380-003-0-001-00, 0010-00-380-007-0-001-00, 0010-00-380-006-0-001-00	
Land Area	Square Feet	Acres
Usable	31,532	0.72
Total Land Area	31,532	0.72
Excess/Surplus Land	No	
Floor Area Ratio (FAR)	Not Available	
Site Topography	Level at street grade	
Site Shape	Rectangular	
Site Quality	Average	
Site Access	Average	
Site Exposure	Average	
Site Utility	Average	
Utilities	All available	

Accessibility Access to the subject site is considered average overall.

Street Improvements	Type	Direction	Lanes	Streetlights	Curbs	Sidewalks	Parking	Center Lane	Bike Lane
W Main St	Major arterial	2	2	x	x	x	x		

Exposure & Visibility Exposure of the subject is average balancing the frontage on W Main St , the primary local arterial.

Zoning Downtown Commercial (CD); The (CD) zoning designation may only be applied to the older core business area of the City and surrounding blocks that contain apartments, public and semi-public uses and small businesses. Within the (CD) district is the historic downtown shopping area which is now listed on the National Register of Historic Places. The (HP) Historic Preservation overlay zoning district has been applied to that area, commonly referred to as the Central Business District (CBD). While apartment buildings are allowed in the (CD) district, in the (CBD)/(HP) overlay zone only upper level apartments are allowed, and then upon Conditional Use Permit approval. Within the (CBD), the storage of goods shall be restricted to the rear half of a street level occupancy.

ZONING

Designation	Downtown Commercial (CD)
Zoning Authority	City of Ardmore
Permitted Uses	Wide array of commercial uses
Current Use	Office Building
Current Use Legally Permitted	Yes
Conforming Use	
Zoning Change	Not Likely
Parking Requirement	None
Parking Spaces Provided	59
Min Permitted Yard Setbacks	
Front (Feet)	25
Rear (Feet)	10
Side (Feet)	25

Source: City of Ardmore Planning & Zoning Department

Flood Plain

Zone X (Unshaded). This is referenced by Panel Number 40019C0445C, dated April 19, 2010. Zone X (unshaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25% of all flood claims filed are for structures located within these zones. Minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

Easements

A preliminary title report was not available for review. During the property inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there are no adverse easements present. If questions arise, further research is advised.

Soils

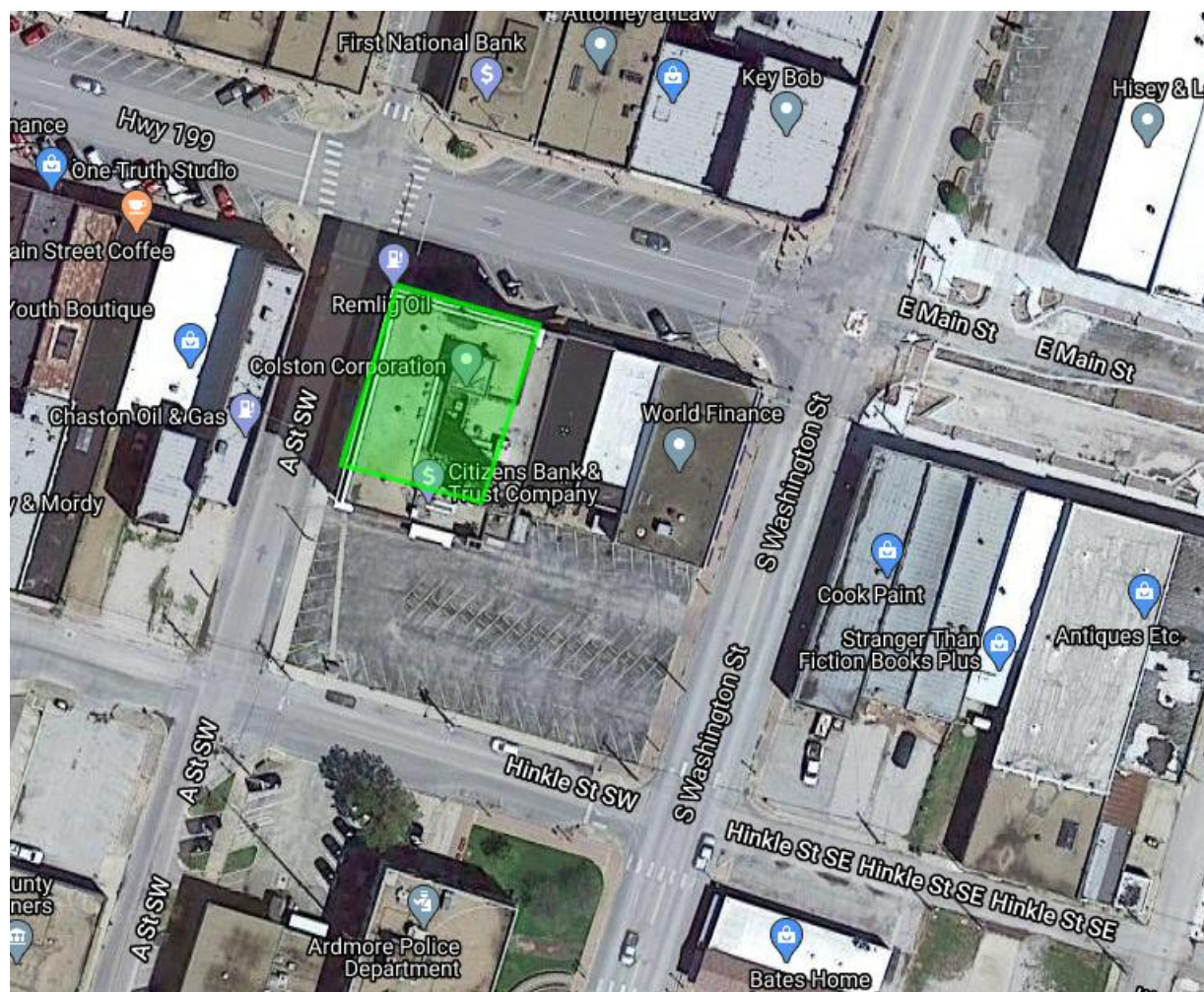
A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.

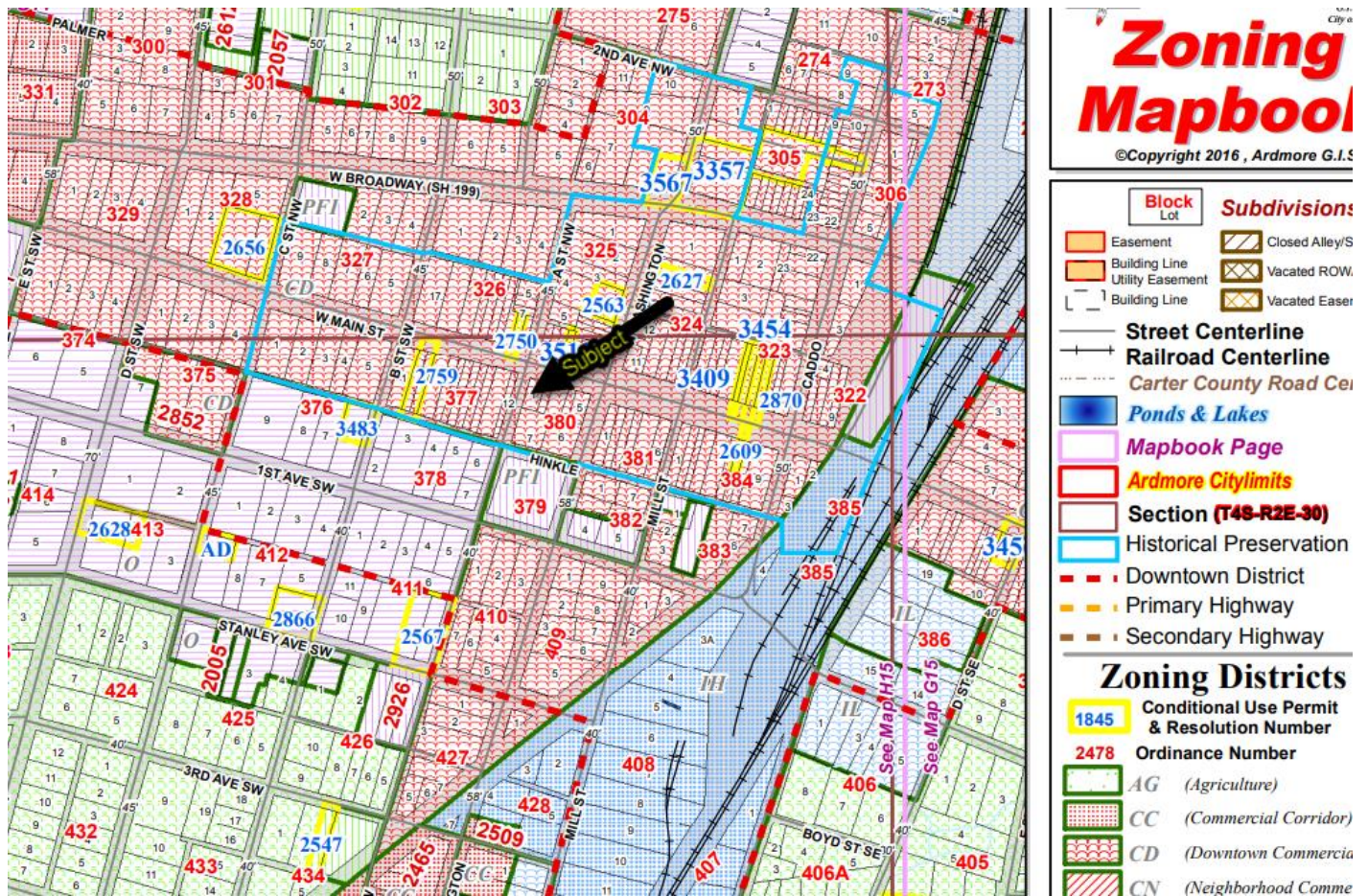
Hazardous Waste

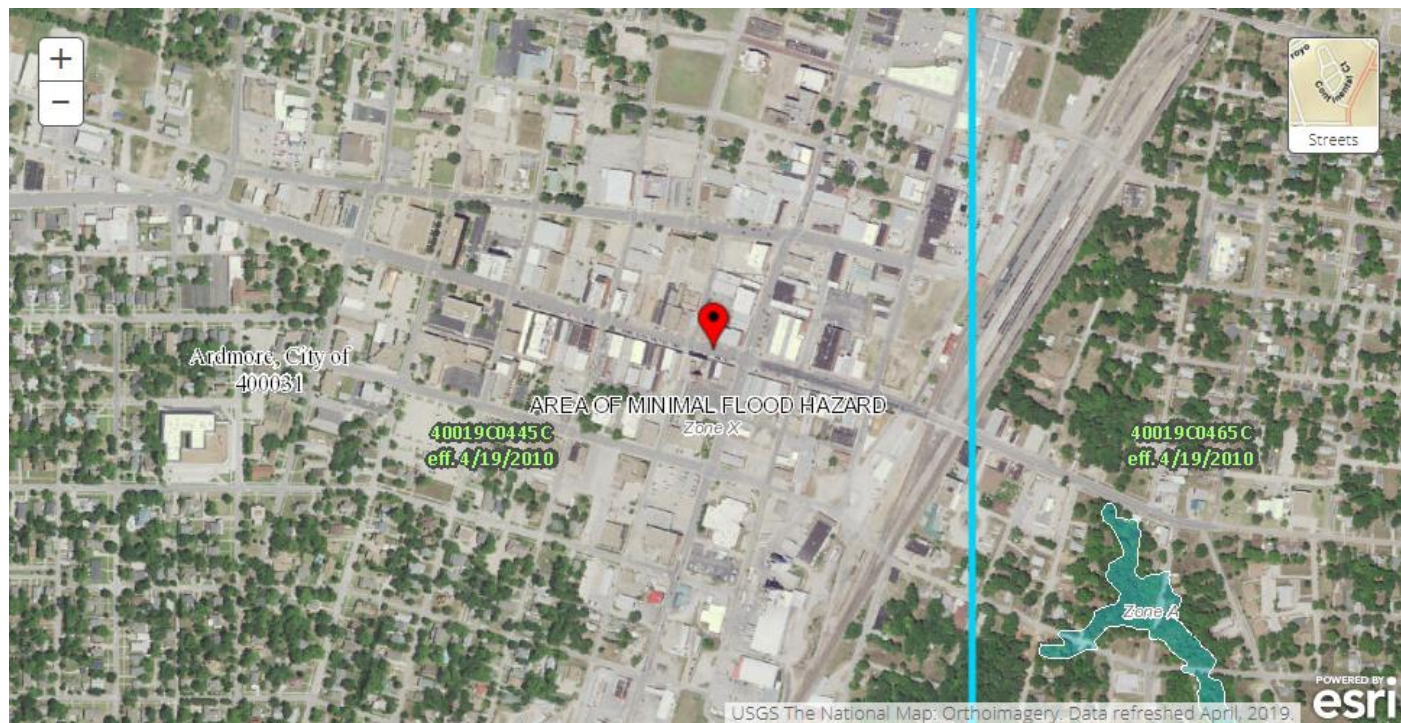
We have not conducted an independent investigation to determine the presence or absence of toxins on the subject property. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.

Site Rating

Overall, the subject site is considered a good office site in terms of its location, exposure, and access to employment, education and shopping centers, recognizing its location along a minor arterial.







The information presented below is a basic description of the existing improvements that is used in the valuation of the property. Reliance is placed on information provided by sources deemed dependable for this analysis. It is assumed that there are no hidden defects, and that all structural components are functional and operational, unless otherwise noted. If questions arise regarding the integrity of the improvements or their operational components, it may be necessary to consult additional professional resources.

OVERVIEW

The subject is an existing six-story office building comprising 40,330 SF-NRA. The improvements were constructed in 1925 and are 87% leased as of the effective appraisal date. Site area is 0.73 acre or 31,532 square feet. Site improvements include asphalt paving for 59 vehicles. The subject property owner receives rooftop rent from Sprint for its two-mast rooftop telecom installation. This income stream can be sold separately from the subject building to a third-party investor in the form of a perpetual easement. The ownership estate appraised herein is the leased fee interest. Each applicable approach to value includes a lump-sum adjustment for contributory value of this rooftop lease revenue.

Property Type	Office - Office Building
Tenancy	Multi-Tenant
Net Rentable Area (NRA)	40,330
Gross Building Area (GBA)	55,324
Ground Floor SF	8,552
Buildings	1
Floors	6
Year Built	1925 (Renovated 2018)
Age/Life Analysis	
Actual Age	95
Effective Age	20
Economic Life	50
Remaining Useful Life	30
Building Quality	Average
Building Condition	Average
Building Appeal	Average
Land to Building Ratio	0.57 : 1
Site Coverage Ratio	27%
Floor Area Ratio (FAR)	1.75
Parking Spaces	59 - Surface spaces
Parking Ratio	1.5 / 1,000 SF NRA

COMPONENT DESCRIPTION

Foundation	Concrete slab
Exterior Walls/Framing	Masonry
Roof	Flat
Elevator	Two Passenger Elevators
Heating & AC (HVAC)	Roof Central Mounted
Insulation	Assumed to be standard and to code for both walls and ceilings
Lighting	Combination of suspended and flush mounted fluorescent lighting
Electrical	Assumed adequate and to code.
Interior Walls	Drywall
Doors and Windows	Standard storefront windows and doors, glass in aluminum frames
Ceilings	2 x 4 acoustical tile
Plumbing	Standard plumbing for an office building.
Floor Covering	Carpet
Fire Protection	None
Landscaping	None, the building covers the entire site.
Signage	None
Parking	Parking varies by use but is stated as one space per 1,000 SF. The subject provides 59 surface parking spaces, or 1.5 spaces per 1,000 SF of NRA.
Site Coverage Ratio	27.1% (8,552 SF footprint / 31,532 SF site), which is within market standards (20-35%) for similar Office Building buildings in the area.
Deferred Maintenance	The subject property has an ongoing maintenance program in place. Based on an interview with the property owner and the onsite inspection by the field appraiser, no observable deferred maintenance exists.
Functional Design	The building's original design preceded the advent of central air-conditioning. The "C"-shaped upper floorplan was originally designed to maximize operable windowline. The building has since been retrofitted with central air-conditioning, so this original floorplate design provides a high windowline ratio ideal for small-sized tenants. The property's functionality for office use is enhanced by available on-site parking as well as public street parking along the north and west boundaries abutting public streets.
ADA Comment	This analysis assumes that the subject complies with all ADA requirements. Please refer to the Assumptions and Limiting Conditions section.
Hazardous Materials	A Phase I report was not provided. This appraisal assumes that the improvements are constructed free of all hazardous waste and toxic materials, including (but not limited to) unseen asbestos and mold. Please refer to the Assumptions and Limiting Conditions section regarding this issue.

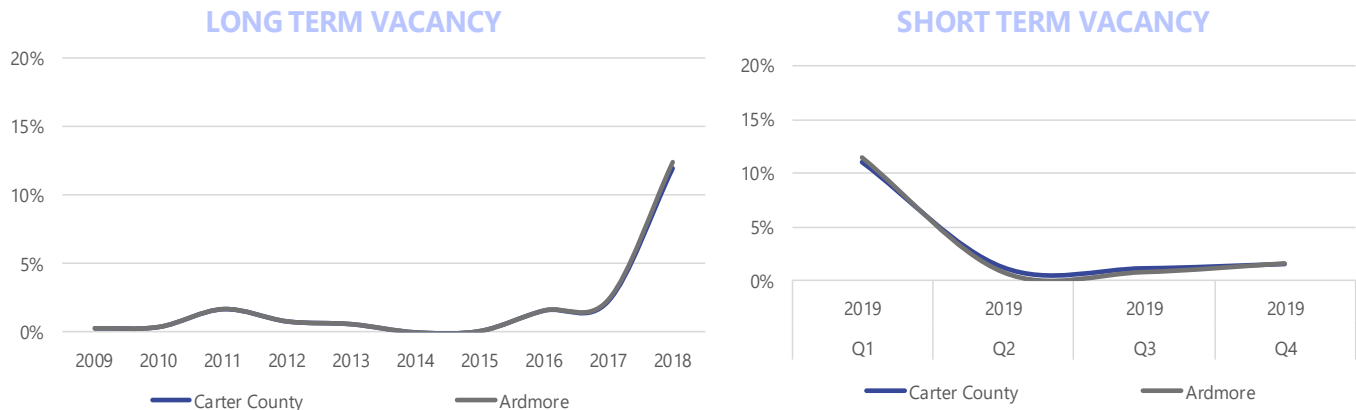
In this section, market conditions which influence the subject property are analyzed. An overview of Office supply and demand conditions for the Carter County market and Ardmore submarket are presented. Key supply and demand statistics for the most recent quarter, last year and historical averages over the past 10 years are summarized in the tables below.

OFFICE MARKET AND SUBMARKET DATA SUMMARY (10 YEARS)					
INVENTORY SUPPLY (SF)				VACANCY (%)	
QTR	YEAR	MARKET	SUBMARKET	MARKET	SUBMARKET
Q4	2019	611,919	590,180	1.5%	1.6%
Q3	2019	611,919	590,180	1.1%	0.8%
Q2	2019	611,919	590,180	1.2%	0.8%
Q1	2019	611,919	590,180	11.0%	11.4%
	2018	611,919	590,180	12.0%	12.4%
	2017	611,919	590,180	2.3%	2.4%
	2016	605,619	590,180	1.6%	1.6%
	2015	603,219	587,780	0.1%	0.1%
	2014	603,219	587,780	0.0%	0.0%
	2013	603,219	587,780	0.6%	0.6%
	2012	603,219	587,780	0.8%	0.8%
	2011	603,219	587,780	1.7%	1.7%
	2010	597,219	581,780	0.4%	0.4%
	2009	585,466	570,027	0.3%	0.3%
RENT \$/SF				NET ABSORPTION (SF)	
QTR	YEAR	MARKET	SUBMARKET	MARKET	SUBMARKET
Q4	2019	\$13.72	\$13.72	(2,225)	(4,275)
Q3	2019	\$13.72	\$13.72	149	(1)
Q2	2019	\$13.72	\$13.72	60,140	62,340
Q1	2019	\$13.72	\$13.72	6,000	6,000
	2018	\$13.72	\$13.72	(59,128)	(59,128)
	2017	\$13.50	\$13.50	1,673	(4,627)
	2016	\$14.50	\$14.50	(6,769)	(6,769)
	2015	\$26.67	\$26.67	(360)	(360)
	2014	\$12.67	\$12.67	3,350	3,350
	2013	\$11.95	\$11.95	1,450	1,450
	2012	\$10.41	\$10.41	5,252	5,252
	2011	\$10.41	\$10.41	(1,852)	(1,852)
	2010	-	-	11,088	11,088
	2009	-	-	14,065	14,065

Source: CoStar Property®

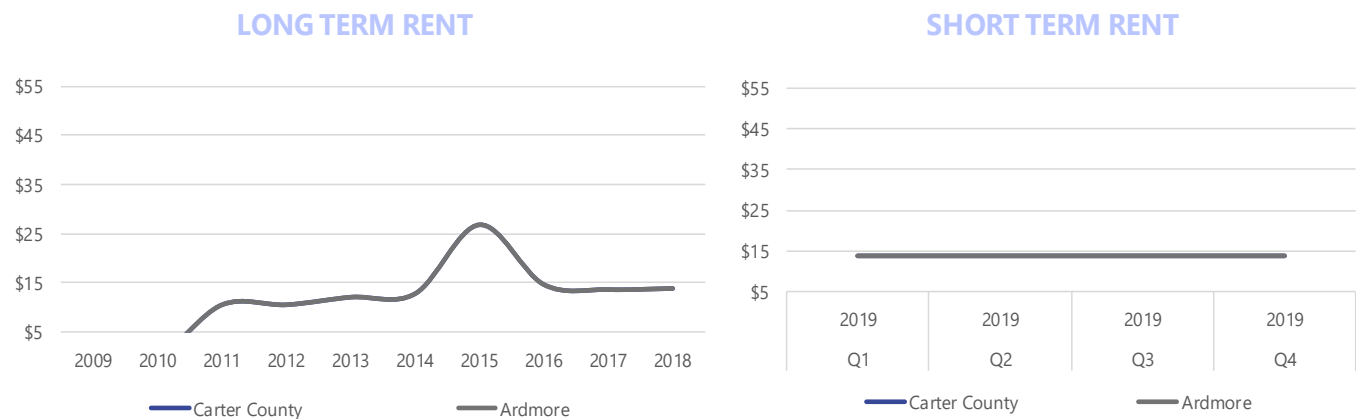
VACANCY

The following tables provide visual illustration of the long term and short term Office vacancy for the Carter County market and Ardmore submarket.



RENTAL RATES

The following tables provide a visual illustration of rental Office trends for the Carter County market and Ardmore submarket in the short and long term:



CONCLUSION

Overall, investors would recognize these general office conditions and the subject's positioning in the immediate market area as having a positive overall influence when contemplating purchase of the subject.

The highest and best use of the subject property provides the foundation for the valuation section. Highest and best use is defined in the 6th edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2015), as follows:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Highest and best use analysis uses the following steps for the subject:

- ▶ Highest & Best Use As Vacant
- ▶ Determination of the ideal improvements
- ▶ Highest & Best Use As-Improved
- ▶ Conclusion of the Highest & Best Use

The analysis of highest and best use can be thought of as the logical end of a spectrum of market analysis procedures, running from the macroeconomic overview of a general market study, through more detailed marketability studies and analyses of financial feasibility, to the formal analysis of highest and best use. In theory, the highest and best use is commonly described as that reasonable and most profitable use that will support its highest present value. The highest and best use, or most profitable use, must be legally permissible, physically possible, financially feasible, and maximally productive.

This section develops the highest and best use of the subject property As-Vacant and As-Improved.

AS VACANT ANALYSIS

In this section the highest and best use of the subject as-vacant is concluded after taking into consideration financial feasibility, maximal productivity, marketability, legal, and physical factors.

Legally Permissible

Private restrictions, zoning, building codes, historic district controls, and environmental regulations are considered, if applicable to the subject site. The legal factors influencing the highest and best use of the subject site are primarily government regulations such as zoning ordinances. Permitted uses of the subject's Downtown Commercial (CD) include a wide array of commercial uses. No zoning change is anticipated for the subject; therefore, uses outside of those permitted by the CD zoning are not considered moving forward in the as-vacant analysis.

Physical Possible

The test of what is physically possible for the subject site considers physical and locational characteristics that influence its highest and best use. In terms of physical features, the subject site totals 0.7239-acres (31,532 SF), it is rectangular in shape and has a level topography. The site has average exposure along a major street and average overall access. The subject property is within an urban location of in Ardmore, Oklahoma that is experiencing typical population and real estate development growth. There are no physical limitations that would prohibit development of any of the by-right uses on the site.

Financial Feasibility

Based on the analysis of the subject's market and an examination of costs, a newly constructed building similar to the subject would likely have a value commensurate with its cost; however, a speculative build is not prudent and the site should only be developed for an identified user.

Maximum Productivity

There is only one use that creates value and at the same time conforms to the requirements of the first three tests. Financial feasibility, maximal productivity, marketability, legal, and physical factors have been considered and the highest and best use of the subject site as-vacant concluded to be office.

AS-IMPROVED ANALYSIS

The legal factors influencing the highest and best use of the subject property are primarily governmental regulations such as zoning and building codes. The subject's improvements were constructed in 1925 and are a legal, conforming use. The physical and location characteristics of the subject improvements have been previously discussed in this report. The project is of average quality construction and in average condition, with adequate site coverage and parking ratios. Therefore, the property as improved, meets the physical and location criteria as the highest and best use of the property.

In addition to legal and physical considerations, analysis of the subject property as-improved requires consideration of alternative uses. The five possible alternative treatments of the property are demolition (not warranted as the improvements contribute substantial value to the site), expansion (not warranted, no excess or surplus land), renovation (not warranted), conversion (not applicable), and continued use "as-is".

Among the five alternative uses, office is the Highest and Best Use of the subject As-Improved.

MOST PROBABLE BUYER

Based on the type of property and the income generating potential of the improvements, it is our opinion that the most probable buyer for the subject would be local or regional investor.

SITE VALUATION

The site value is not a specific scope requirement of this assignment. Characteristics specific to the subject property do not warrant that a site value is developed. Therefore, this appraisal does not provide valuation of the subject site.

COST APPROACH

The Cost Approach is not a specific scope requirement of this assignment. The Cost Approach has limited applicability due to the age of the improvements and lack of market based data to support an estimate of accrued depreciation. Based on the preceding information, the Cost Approach will not be presented.

IMPROVED SALES COMPARISON APPROACH

The Sales Comparison Approach is a specific scope requirement of this assignment. Characteristics specific to the subject property warrant that this valuation technique to be developed. Based on this reasoning, the Sales Comparison Approach is presented within this appraisal.

INCOME APPROACH

The Income Approach is a scope requirement for this assignment. The subject is a leased investment property making this valuation technique particularly applicable. Therefore, the Income Approach is developed. The Direct Capitalization method is used in this analysis. Discounted Cash Flow analysis does not contribute substantially to estimating value beyond the direct capitalization method and is not used in this analysis.

Based on the agreed upon scope with the client, the subject's specific characteristics and the interest appraised, this appraisal developed Sales Comparison and Income (Direct Capitalization) approaches. The values presented represent the As-Is Market Value (Leased Fee) This appraisal does not develop the Cost Approach, the impact of which is addressed in the reconciliation section.

The Valuation will be presented in the following order:

- ▶ Sales Comparison
- ▶ Income Approach
- ▶ Reconciliation of Value Conclusions

In the Sales Comparison Approach, the value of a property is estimated by comparing it with similar, recently sold properties in the surrounding or competing areas. Inherent in this approach is the principle of substitution, which holds that when a property is replaceable in the market, its value tends to be set by the cost of buying an equally desirable property, assuming that no costly delay occurs in making the substitution. Through the analysis of sales of verified arm's-length transactions, market value and price trends are identified. The sales utilized are comparable to the subject in physical, functional, and economic characteristics.

Comparable Selection

Comparable sales are presented, which were selected due to their similarity in physical, locational, and qualitative attributes. They represent the most recent and relevant comparable sale available for this analysis. Emphasis was given to the subject's location and similarly positioned properties.

Unit of Comparison

The most relevant unit of comparison is the price per SF NRA. This best reflects the unit of comparison used by buyers and sellers in this market for the subject property type.

Adjustments

Adjustments to the comparable sales were considered and made when warranted for property rights, financing terms, conditions of sale, expenditures after sale and market conditions.

1. **Property Rights** - All of the sales comparables were leased fee sales reflecting the property rights appraised herein per the agreed upon scope of work.
2. **Financing** - The sales all reflected typical cash equivalent, lender-financed transactions and no adjustments were required for financing terms.
3. **Sale Conditions** - None of the comparables required a condition of sale adjustment, as all were confirmed to be arm's length transactions.
4. **Expenditures After Sale** - Expenses that the buyer incurs after purchase (deferred maintenance, HVAC repairs, etc.). Comparables 1 & 3 were adjusted upward for renovations after acquisition. Comparable 2 was adjusted upward for sales commission not reflected in the purchase price.
5. **Market Conditions (Time)** - Based on research and interpretation of value trends, the analysis applies an upward market conditions adjustment of As-Is Market Value annually reflecting the relatively consistent appreciation that occurred between the oldest comparable sale date up through the effective valuation date. Well-positioned and stabilized commercial buildings have experienced continued capitalization rate compression over the past several quarters in the Carter County market.

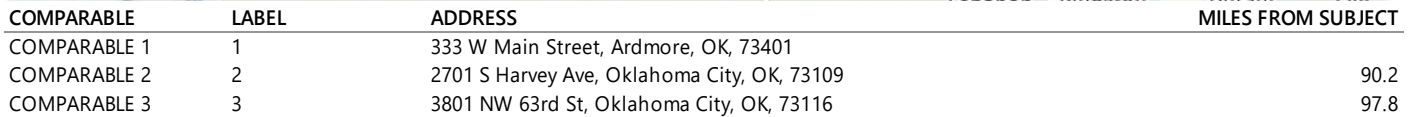
Quantitative Adjustment Process

Quantitative percentage adjustments are also made for location and physical characteristics such as size, age, site and parking ratios, access, exposure, quality and condition, as well as other applicable elements of comparison. Where possible the adjustments applied are based on paired data or other statistical analysis. It should be stressed that the adjustments are subjective in nature and are meant to illustrate the logic in deriving a value opinion for the subject property by the Sales Comparison Approach.

Presentation

The subject and comparable property attributes are presented on the following Improved Sales Comparison Table, location map and photographs. This is followed by analysis of the subject and comparable sales and the value conclusion indicated using the Sales Comparison Approach.

IMPROVED SALES COMPARISON TABLE							
	SUBJECT	COMP 1		COMP 2		COMP 3	
Name	10 W Main Historic Office Building-Ardmore	Neustadt Plaza		BOA Capitol Hill OB		3801 NW 63rd St Units 2 & 3	
Address	10 W Main St	333 W Main Street		2701 S Harvey Ave		3801 NW 63rd St	
City	Ardmore	Ardmore		Oklahoma City		Oklahoma City	
State	OK	OK		OK		OK	
Zip	73401	73401		73109		73116	
County	Carter	Carter		Oklahoma		Oklahoma	
SALE INFORMATION							
Transaction Price		\$800,000		\$1,425,000		\$565,000	
Transaction Price \$/SF NRA		\$19.34		\$56.16		\$40.90	
Property Rights ¹		Leased Fee		Leased Fee		Leased Fee	
Financing ²		Cash to Seller		Cash to Seller		Cash to Seller	
Sale Conditions ³		Arm's Length		Arm's Length		Arm's Length	
Expenditures After Sale ⁴		\$240,000	30.0%	\$95,000	6.7%	\$94,398	16.7%
Market Conditions ⁵		2/2/2017	6.2%	6/21/2019	1.5%	10/11/2019	0.8%
Sale Status		Recorded		Recorded		Recorded	
Total Transactional Adjustments		\$7.36	38%	\$4.61	8%	\$7.23	18%
Adjusted \$/SF (NRA)		\$26.70		\$60.77		\$48.13	
INCOME INFORMATION							
NOI/SF NRA \$2.54		\$2.50		\$5.39		\$4.42	
Capitalization Rate		9.93%		8.99%		9.25%	
PHYSICAL INFORMATION							
NRA (SF)	40,330	41,369		25,373 (10%)		13,814 (20%)	
Year Built/Ren	1925 / 2018	1977		1978		1977	
Location	Average	Average		Above Average (30%)		Above Average (30%)	
Access	Average	Average		Average		Average	
Exposure	Average	Average		Average		Average	
Quality	Average	Average		Average		Average	
Condition	Average	Average		Average		Average	
Appeal	Average	Average		Average		Average	
Total Physical Adjustments		\$0.00	0%	(\$24.31)	(40%)	(\$24.06)	(50%)
Adjusted SF (NRA)		\$26.70		\$36.46		\$24.07	



IMPROVED SALES PHOTOGRAPHS



COMPARABLE 1



COMPARABLE 2



COMPARABLE 3

Analysis of Comparable Sales

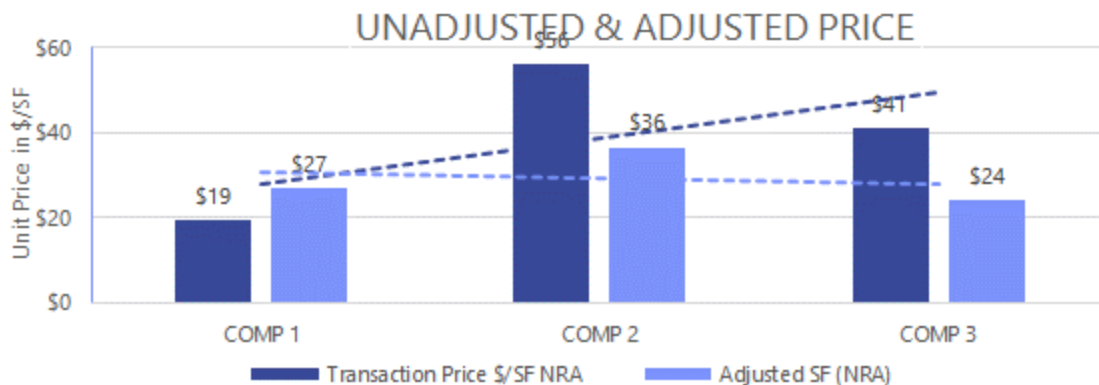
The comparable sales indicate an overall unadjusted unit value range from \$19.34/SF to \$56.16/SF, and an average of \$38.80/SF. After adjustments, the comparables indicate a range for the subject property from \$24.07/SF to \$36.46/SF, and \$29.08/SF on average. The adjustment process is summarized below.

Sale No. 1 (\$26.70/SF Adjusted) - - Sale of a multi-tenant office building comprising 41,369 SF-NRA. Actual sale price was \$800,000 or \$19.34/SF. After acquisition, the buyer spent approximately \$240,000 on elevator and general repair. The effective sale price above of \$1,040,000 equates to \$25.14/SF.

Sale No. 2 (\$36.46/SF Adjusted) - - Sale of a multi-tenant office building comprising 25,373 SF of gross rentable area. The improvements were 100% leased at time of sale. Actual sale price was \$1,425,00 or \$56.16/SF; however, the sale price did not include sales commission. The effective sale price of \$1,520,000 or \$59.91/SF shown above is adjusted to include sales commission.

Sale No. 3 (\$24.07/SF Adjusted) - - Sale of a multi-tenant office building comprising 13,814 SF-GLA. Actual sale price was \$565,000 or \$40.90/SF. Property was 72% leased at time of sale. The effective sale of \$659,398 or \$47.73/SF price shown above includes costs to achieve stabilize occupancy.

SALES COMPARISON APPROACH CONCLUSION



Based on general bracketing, the comparable sales support an adjusted unit value range from \$24.07/SF to \$36.46/SF, with a unit value of \$26.00/SF concluded for the subject property. The following table summarizes the analysis of the comparables, reports the reconciled price per SF value conclusion, and presents the concluded value of the subject property by the Sales Comparison Approach.

IMPROVED SALES COMPARISON APPROACH CONCLUSION (NRA)							
TRANSACTION	PRICE	ADJUSTMENT				NET ADJ	GROSS ADJ
		TRANSACTIONAL ¹	ADJUSTED	PROPERTY ²	FINAL		
1	\$19.34	38%	\$26.70	0%	\$26.70	38%	36%
2	\$56.16	8%	\$60.77	(40%)	\$36.46	(35%)	48%
3	\$40.90	18%	\$48.13	(50%)	\$24.07	(41%)	68%
HIGH	\$56.16	38%	\$60.77	0%	\$36.46	38%	68%
AVG	\$38.80	21%	\$45.20	(30%)	\$29.08	(13%)	51%
MED	\$40.90	18%	\$48.13	(40%)	\$26.70	(35%)	48%
LOW	\$19.34	8%	\$26.70	(50%)	\$24.07	(41%)	36%
SUBJECT SF (NRA)			\$/SF CONCLUSION			VALUE	
40,330			x	\$26.00	=	\$1,048,580	
INDICATED VALUE (ROUNDED TO NEAREST \$10,000)				\$26.04		\$1,050,000	

¹Cumulative ²Additive

The Income Approach is based on the premise that properties are purchased for their income producing potential. It considers both the annual return on the invested principal and the return of the invested principal. The two fundamental methods of this valuation technique include Discounted Cash Flow and Direct Capitalization. The Direct Capitalization method of the Income Approach is used in this analysis. This valuation technique best represents the decision-making process of an investor.

DIRECT CAPITALIZATION METHOD

The first step in direct capitalization is to estimate the durable rental income through analysis of the in-place leases and market rent terms. Next, reimbursements and other revenue are analyzed. Then, vacancy and operating expenses are estimated. Finally, the net operating income is capitalized at a supported rate. The implied value may be adjusted to account for non-stabilized conditions or required capital expenditures to reflect an as-is value.

Subject Leases

The following table summarizes the subject's in place contract rents. The rent roll provided reflects net usable area with no add-on factor. The analysis herein incorporates use of net rentable area. Therefore, the square footages show below have been adjusted to include an add-on factor.

MULTI-TENANT RENT ROLL								
OCCUPIED SPACE						AS OF MARCH 2020		
SUITE NO	TENANT NAME	TOTAL NRA (SF)	% OF NRA	TENANT GROUP	LEASE STRUCTURE	BASE RENT		
						\$/SF(YR.)	\$/SF(MO.)	ANNUAL
1st Fl	Citizens Bank & Trust	7,957	19.7%	Office	Full Service	\$7.07	\$0.59	\$56,232
202-206, 218-19	Valbel West Corp., JWFF, OK Ins. Exch.	2,068	5.1%	Office	Full Service	\$10.09	\$0.84	\$20,868
207-208	Jordex	447	1.1%	Office	Full Service	\$9.93	\$0.83	\$4,440
209	Tammy Morgan	260	0.6%	Office	Full Service	\$9.89	\$0.82	\$2,568
210	Estate of Freeman Galt	224	0.6%	Office	Full Service	\$9.90	\$0.83	\$2,220
211	W.F. Parrish	234	0.6%	Office	Full Service	\$9.73	\$0.81	\$2,280
212-216	Lloyd Biddick	1,364	3.4%	Office	Full Service	\$9.91	\$0.83	\$13,524
217	Jodye Valacasara	255	0.6%	Office	Full Service	\$9.92	\$0.83	\$2,532
221	Betsy Clark	157	0.4%	Office	Full Service	\$9.89	\$0.82	\$1,548
222	Day by Day Counseling	212	0.5%	Office	Full Service	\$9.91	\$0.83	\$2,100
301-302	David Blankenship	763	1.9%	Office	Full Service	\$9.91	\$0.83	\$7,560
305	Daniel Card	255	0.6%	Office	Full Service	\$9.92	\$0.83	\$2,532
306	Boxcar Enterprises LLC	304	0.8%	Office	Full Service	\$13.53	\$1.13	\$4,116
308-309	RMS	486	1.2%	Office	Full Service	\$9.90	\$0.82	\$4,812
315	Francis Sparks Estate	255	0.6%	Office	Full Service	\$9.92	\$0.83	\$2,532
321	Platoon 7 LLC	157	0.4%	Office	Full Service	\$9.89	\$0.82	\$1,548
322	Toby Denny	212	0.5%	Office	Full Service	\$9.91	\$0.83	\$2,100
402-403	Chandler & Associates	622	1.5%	Office	Full Service	\$9.90	\$0.83	\$6,156

404	Hale Stromberg	255	0.6%	Office	Full Service	\$9.92	\$0.83	\$2,532
405-406	The Colston Corp	670	1.7%	Office	Full Service	\$9.92	\$0.83	\$6,648
407	Jazz's Spa Lounge	226	0.6%	Office	Full Service	\$9.91	\$0.83	\$2,244
408	David Pyle	226	0.6%	Office	Full Service	\$9.91	\$0.83	\$2,244
409	Bosham	260	0.6%	Office	Full Service	\$9.89	\$0.82	\$2,568
410	Steve Dyer	231	0.6%	Office	Full Service	\$11.12	\$0.93	\$2,568
412	Maggie Monroe	373	0.9%	Office	Full Service	\$9.91	\$0.83	\$3,696
414-420	Wichita Mtn. Prevention	1,353	3.4%	Office	Full Service	\$10.93	\$0.91	\$14,796
419	Peggy Thomason, K. Arch	212	0.5%	Office	Full Service	\$9.91	\$0.83	\$2,100
421-422	Enervus	371	0.9%	Office	Full Service	\$9.94	\$0.83	\$3,684
501-205	Doman Assoc.	1,320	3.3%	Office	Full Service	\$11.84	\$0.99	\$15,624
506	Bill Stromberg, Jr.	415	1.0%	Office	Full Service	\$9.91	\$0.83	\$4,116
507-508	Dyer & Dyer	458	1.1%	Office	Full Service	\$9.92	\$0.83	\$4,548
509-522	Hewitt Minerals	2,087	5.2%	Office	Full Service	\$9.90	\$0.82	\$20,652
514-518	David Pyle-Remlig Oil Co	1,578	3.9%	Office	Full Service	\$15.91	\$1.33	\$25,110
601	Lou Ann Zellers	414	1.0%	Office	Full Service	\$8.96	\$0.75	\$3,710
602-604	Vertical Petroleum	851	2.1%	Office	Full Service	\$10.47	\$0.87	\$8,916
605-606	Double C Cattle Co	693	1.7%	Office	Full Service	\$9.93	\$0.83	\$6,876
610	Larry Scott	224	0.6%	Office	Full Service	\$9.90	\$0.83	\$2,220
615	Chapman Bros.	255	0.6%	Office	Full Service	\$20.02	\$1.67	\$5,112
607-609, 611-614, 616-622	Chapman Energy, Chapman Minerals, Bice, ECIB, EJC Management, Tre Tierras	3,381	8.4%	Office	Full Service	\$8.46	\$0.71	\$28,620
Grd Flr	John White	696	1.7%	Office	Full Service	\$9.91	\$0.83	\$6,900
Grd Flr	Bill Parker	908	2.3%	Office	Full Service	\$10.44	\$0.87	\$9,480
Grd Flr	Café (Permanent Vacancy)	1,279	3.2%	Office	Full Service	\$0.00	\$0.00	\$0
OCCUPIED SUBTOTALS		34,970	86.7%			\$9.28	\$0.77	\$324,632
VACANT SPACE								
SUITE		TOTAL	% OF	TENANT	LEASE			
NO	SPACE	NRA (SF)	NRA	GROUP	STRUCTURE			
201	Vacant Space	5,360	13.3%	Office	Full Service			
VACANT SUBTOTALS		5,360	13.3%					
TOTAL NRA		40,330	100%			\$8.05	\$0.67	\$324,632

OFFICE MARKET RENT ANALYSIS

This section examines comparable properties within the marketplace to estimate market rent for the subject. This allows for a comparison of the subject property's contract to what is attainable in the current market.

Unit of Comparison

The analysis is conducted on a dollar per square foot annually, reflecting market behavior. The market rent analysis is based on a **full service** expense structure where the landlord pays for all operating expenses.

Selection of Comparables

A complete search of the area was conducted in order to find the most comparable properties in terms of location, tenancy, age, exposure, quality, and condition. The comparables in this analysis are the most reliable indicators of market rent for the subject available at the time of this appraisal.

Adjustments

The comparables have been evaluated for concessions such as free rent, tenant improvements in excess of the typical market, atypical rent escalations, and atypical lease terms. Adjustment was made for these concessions based on their impact over the original term period. Quantitative percentage adjustments were made for location and physical features such as size, age, condition, exposure and parking ratio. It is stressed that the adjustments are subjective in nature and are meant to illustrate the logic in deriving market rent for the subject.

Market Conditions (Time)

Based on research and interpretation of rental value trends, the analysis applies an upward market conditions adjustment of 0% annually reflecting the relatively consistent rent growth that occurred between the oldest lease date up through the effective valuation date.

Presentation

The following presentation summarizes the comparables most similar to the subject property. The Office Lease Comparison Table, location map, photographs, and an analysis of the rent comparables are presented on the following pages.

OFFICE LEASE COMPARISON TABLE

	SUBJECT	COMP 1	COMP 2	COMP 3
Name	10 W Main Historic Office Building-Ardmore	The Quintin Little Building	Neustadt Plaza	7 W Main Row Building-Ardmore
Address	10 W Main St	2007 N Commerce St	333 W Main Street	7 W Main
City	Ardmore	Ardmore	Ardmore	Ardmore
State	OK	OK	OK	OK
Zip	73401	73401	73401	73401
County	Carter	Carter	Carter	Carter

LEASE INFORMATION

Rent (\$/SF/Yr.)	\$15.51	\$9.26	\$8.82
Tenant	Federal Bureau of Investigation	Confidential	Confidential
Start Date	9/1/2018 0%	2/1/2020 0%	2/1/2020 0%
Space Type	Office	Office	Office
Lease Type	New	New	New
Lease Str.	Full Service	Full Service	Full Service
Size (SF)	2,537	432	816
Term (Yrs.)	8	MTM	-
Total Lease Adjustments	\$0.00 0%	\$0.00 0%	\$0.00 0%
Adjusted Rent (\$/SF/Yr.)	\$15.51	\$9.26	\$8.82

BUILDING INFORMATION

NRA (SF)	40,330	2,537	432	3,505
Year Built/Ren	1925 / 2018	1981	1977	1920 / 2020
Location	Average	Average	Average	Average
Access	Average	Average	Average	Average
Exposure	Average	Average	Average	Average
Quality	Average	Above Average (10%)	Average	Average
Condition	Average	Average	Average	Average
Appeal	Average	Average	Average	Average
Total Building Adjustments		(\$1.55) (10%)	\$0.00 0%	\$0.00 0%
Adjusted Rent (\$/SF/Yr.)		\$13.96	\$9.26	\$8.82

COMPARABLE	LABEL	ADDRESS	MILES FROM SUBJECT
COMPARABLE 1	1	2007 N Commerce St, Ardmore, OK, 73401	1.9
COMPARABLE 2	2	333 W Main Street, Ardmore, OK, 73401	0.2
COMPARABLE 3	3	7 W Main, Ardmore, OK, 73401	0.0

Office LEASE COMPARABLE PHOTOGRAPHS



COMPARABLE 1



COMPARABLE 2



COMPARABLE 3

Discussion of Office Lease Comparables

The Office lease comparables indicate an unadjusted range from \$8.82/SF to \$15.51/SF, and an average of \$11.20/SF. Rents are analyzed on a full service basis. After adjustments a narrower rental range is indicated for the subject from \$8.82/SF to \$13.96/SF and \$10.68/SF on average.

Lease 1 (\$13.96/SF Adjusted) – - New 8-year office lease to the Federal Bureau of Investigation. Stated lease area is 2,306 SF. The square footage is based off usable area. The square footage shown above includes an adjustment for common area factor of 10%. The rate is \$39,363 annually or \$15.51/Rentable-SF

Lease 2 (\$9.26/SF Adjusted) – - New 1-year lease for office space in Neustadt Plaza. Lease rate is \$4,000/month, full service. Usable size is 400 SF. The analysis employs a rentable area; therefore, the usable size is increased to include an add-on factor. The rentable area of 432 equates to a rental rate of \$9.26/SF.

Lease 3 (\$8.82/SF Adjusted) – - New month-to-month lease for 816 SF of retail/office space located in downtown Ardmore. Lease rate is \$8.82/SF, full service.

CONCLUSION OF MARKET RENT

Based on general bracketing, the comparable leases support an adjusted market rent range from \$8.82/SF to \$13.96/SF, with a market rent of \$9.50/SF concluded for the subject property. The following table summarizes the various indicators of market rent, provides the market rent analysis and the conclusion for the subject property.

OFFICE MARKET RENT CONCLUSION							
	LEASE RATE	ADJUSTMENT				NET	GROSS
		LEASE ¹	ADJUSTED	BUILDING ¹	FINAL	ADJ	ADJ
1	\$15.51	0%	\$15.51	(10%)	\$13.96	(10%)	10%
2	\$9.26	0%	\$9.26	0%	\$9.26	0%	0%
3	\$8.82	0%	\$8.82	0%	\$8.82	0%	0%
HIGH	\$15.51	0%	\$15.51	0%	\$13.96	0%	10%
AVG	\$11.20	0%	\$11.20	(3%)	\$10.68	(3%)	3%
MED	\$9.26	0%	\$9.26	0%	\$9.26	0%	0%
LOW	\$8.82	0%	\$8.82	(10%)	\$8.82	(10%)	0%
AVG CONTRACT		ASKING				CONCLUSION	
Office	\$9.28	Full Service				\$9.50	
¹ Total Additive Adjustment							

Market Rent vs. Contract Rent

Based on the previous conclusions, the subject's average contract rent is 98% of market rents. Contract rents are applied in our analysis

Total Rental Revenue

The total rental revenue is based on the rent conclusions presented above and is summarized in the following table.

OCCUPIED SPACE							
TENANT	NRA (SF)	CATEGORY	CONTRACT	MARKET	CONT V MKT	\$/SF (YR.)	\$/YEAR
Citizens Bank & Trust	7,957	Office	\$7.07	\$9.50	74%	\$7.07	\$56,232
Valbel West Corp., JWFF, OK Ins. Exch.	2,068	Office	\$10.09	\$9.50	106%	\$10.09	\$20,868
Jordex	447	Office	\$9.93	\$9.50	104%	\$9.93	\$4,440
Tammy Morgan	260	Office	\$9.89	\$9.50	104%	\$9.89	\$2,568
Estate of Freeman Galt	224	Office	\$9.90	\$9.50	104%	\$9.90	\$2,220
W.F. Parrish	234	Office	\$9.73	\$9.50	102%	\$9.73	\$2,280
Lloyd Biddick	1,364	Office	\$9.91	\$9.50	104%	\$9.91	\$13,524
Jodye Valacasara	255	Office	\$9.92	\$9.50	104%	\$9.92	\$2,532
Betsy Clark	157	Office	\$9.89	\$9.50	104%	\$9.89	\$1,548
Day by Day Counseling	212	Office	\$9.91	\$9.50	104%	\$9.91	\$2,100
David Blankenship	763	Office	\$9.91	\$9.50	104%	\$9.91	\$7,560
Daniel Card	255	Office	\$9.92	\$9.50	104%	\$9.92	\$2,532
Boxcar Enterprises LLC	304	Office	\$13.53	\$9.50	142%	\$13.53	\$4,116
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Platoon 7 LLC	157	Office	\$9.89	\$9.50	104%	\$9.89	\$1,548
Toby Denny	212	Office	\$9.91	\$9.50	104%	\$9.91	\$2,100
Chandler & Associates	622	Office	\$9.90	\$9.50	104%	\$9.90	\$6,156
Hale Stromberg	255	Office	\$9.92	\$9.50	104%	\$9.92	\$2,532
The Colston Corp	670	Office	\$9.92	\$9.50	104%	\$9.92	\$6,648
Jazz's Spa Lounge	226	Office	\$9.91	\$9.50	104%	\$9.91	\$2,244
David Pyle	226	Office	\$9.91	\$9.50	104%	\$9.91	\$2,244
Bosham	260	Office	\$9.89	\$9.50	104%	\$9.89	\$2,568
Steve Dyer	231	Office	\$11.12	\$9.50	117%	\$11.12	\$2,568
Maggie Monroe	373	Office	\$9.91	\$9.50	104%	\$9.91	\$3,696
Wichita Mtn. Prevention	1,353	Office	\$10.93	\$9.50	115%	\$10.93	\$14,796
Peggy Thomason, K. Arch	212	Office	\$9.91	\$9.50	104%	\$9.91	\$2,100
Enervus	371	Office	\$9.94	\$9.50	105%	\$9.94	\$3,684
Doman Assoc.	1,320	Office	\$11.84	\$9.50	125%	\$11.84	\$15,624
Bill Stromberg, Jr.	415	Office	\$9.91	\$9.50	104%	\$9.91	\$4,116
Dyer & Dyer	458	Office	\$9.92	\$9.50	104%	\$9.92	\$4,548
Hewitt Minerals	2,087	Office	\$9.90	\$9.50	104%	\$9.90	\$20,652
David Pyle-Remlig Oil Co	1,578	Office	\$15.91	\$9.50	167%	\$15.91	\$25,110
Lou Ann Zellers	414	Office	\$8.96	\$9.50	94%	\$8.96	\$3,710
Vertical Petroleum	851	Office	\$10.47	\$9.50	110%	\$10.47	\$8,916
Double C Cattle Co	693	Office	\$9.93	\$9.50	104%	\$9.93	\$6,876
Larry Scott	224	Office	\$9.90	\$9.50	104%	\$9.90	\$2,220
Chapman Bros.	255	Office	\$20.02	\$9.50	211%	\$20.02	\$5,112
Chapman Energy, Chapman Minerals, Bice, ECIB, EJC Management, Tre Tierras	3,381	Office	\$8.46	\$9.50	89%	\$8.46	\$28,620
John White	696	Office	\$9.91	\$9.50	104%	\$9.91	\$6,900
Bill Parker	908	Office	\$10.44	\$9.50	110%	\$10.44	\$9,480
Café (Permanent Vacancy)	1,279	Office	\$0.00	\$9.50	0%	\$0.00	\$0
OCCUPIED SUBTOTALS	34,970	-	\$9.28	\$9.50	98%	\$9.28	\$324,632
VACANT SPACE							
SPACE	NRA (SF)	CATEGORY	ASKING	MARKET	ASK V MKT	\$/SF (YR.)	\$/YEAR
Vacant Space	5,360	Office		\$9.50	-	\$0.00	\$0
VACANT SUBTOTALS	5,360	-	\$0.00	\$9.50	0%	\$0.00	\$0
TOTAL	40,330	-	\$8.05	\$9.50	85%	\$8.05	\$324,632

Miscellaneous Income

The following table summarizes the miscellaneous income projected for the subject property.

OTHER REVENUE CONCLUSIONS			
OTHER REVENUE	%EGR	\$/SF NRA	TOTAL
Parking	2.6%	\$0.22	\$8,820
Storage	0.4%	\$0.03	\$1,464
TOTAL OTHER REVENUE	3.1%	\$0.25	\$10,284

Potential Gross Revenue (PGR)

The potential gross revenue equals the total rental revenue plus reimbursement and miscellaneous revenue. The potential gross revenue of the subject is calculated by multiplying the market rent of \$8.30 per square foot rent by the net rentable area of 40,330 square feet, which indicates a PGR of \$334,916.

Vacancy and Credit Loss

A deduction for V&C loss is not applied in the preceding stabilized NOI estimate because the subject's current occupancy rate of 87% is considered to be stabilized. The subject achieved occupancy levels in the mid 90% range during 2017 and 2018 after oil prices recovered from lows in 2015-2016; however, the writers view a lower stabilized occupancy projection to be more reasonable in view of its Class C historic design which caters to small-sized, local credit tenants.

Effective Gross Revenue (EGR)

Effective gross revenue equals the potential gross revenue less vacancy and credit loss. The total effective gross revenue for the subject is \$334,916 which is \$8.30/SF.

Operating Historicals

The subject's operating historicals are shown in the following chart.

OPERATING HISTORICALS												
YEAR	2016			2017			2018			PROJECTION		
RENTAL REVENUE	TOTAL	\$/SF	%EGR	TOTAL	\$/SF	%EGR	TOTAL	\$/SF	%EGR	TOTAL	\$/SF	%EGR
Potential Base Rent	\$320,785	\$7.95	100%	\$311,326	\$7.72	100%	\$325,554	\$8.07	100%	\$324,632	\$9.28	97%
Vacant Space @ Market Rent	\$0	-	0%	\$0	-	0%	\$0	-	0%	\$0	-	0%
TOTAL RENTAL REVENUE	\$320,785	\$7.95	100%	\$311,326	\$7.72	100%	\$325,554	\$8.07	100%	\$324,632	\$8.05	97%
MISCELLANEOUS REVENUE												
Parking	Included in Base Rent figures above									\$8,820	\$0.22	3%
Storage										\$1,464	\$0.04	0%
TOTAL MISCELLANEOUS REVENUE	\$0	-	0%	\$0	-	0%	\$0	-	0%	\$10,284	\$0.25	3%
POTENTIAL GROSS REVENUE	\$320,785	\$7.95	100%	\$311,326	\$7.72	100%	\$325,554	\$8.07	100%	\$334,916	\$8.30	100%
VACANCY & CREDIT LOSS												
Rental Revenue	\$0	-	0%	\$0	-	0%	\$0	-	0%	\$0	-	0%
Miscellaneous Revenue	\$0	-	0%	\$0	-	0%	\$0	-	0%	\$0	-	0%
EFFECTIVE GROSS REVENUE	\$320,785	\$7.95	100%	\$311,326	\$7.72	100%	\$325,554	\$8.07	100%	\$334,916	\$8.30	100%
OPERATING EXPENSES												
Taxes	(\$6,427)	(\$0.16)	(2%)	(\$6,593)	(\$0.16)	(2%)	(\$6,059)	(\$0.15)	(2%)	(\$12,000)	(\$0.30)	(4%)
Insurance	(\$15,460)	(\$0.38)	(5%)	(\$15,035)	(\$0.37)	(5%)	(\$16,445)	(\$0.41)	(5%)	(\$16,132)	(\$0.40)	(5%)
Repairs & Maintenance	(\$51,382)	(\$1.27)	(16%)	(\$30,739)	(\$0.76)	(10%)	(\$28,701)	(\$0.71)	(9%)	(\$70,578)	(\$1.75)	(21%)
Cleaning & Janitorial	(\$31,323)	(\$0.78)	(10%)	(\$41,873)	(\$1.04)	(13%)	(\$50,021)	(\$1.24)	(15%)	(\$40,330)	(\$1.00)	(12%)
Utilities	(\$55,627)	(\$1.38)	(17%)	(\$55,180)	(\$1.37)	(18%)	(\$64,215)	(\$1.59)	(20%)	(\$56,462)	(\$1.40)	(17%)
Management Fees	\$0	-	-	\$0	-	-	\$0	-	-	(\$16,746)	(\$0.42)	(5%)
Administrative Fees	(\$144,997)	(\$3.60)	(45%)	(\$152,108)	(\$3.77)	(49%)	(\$142,704)	(\$3.54)	(44%)	(\$20,165)	(\$0.50)	(6%)
TOTAL OPERATING EXPENSES	(\$305,216)	(\$7.57)	(95%)	(\$301,528)	(\$7.48)	(97%)	(\$308,145)	(\$7.64)	(95%)	(\$232,413)	(\$5.76)	(69%)
NET OPERATING INCOME	\$15,569	\$0.39	5%	\$9,798	\$0.24	3%	\$17,409	\$0.43	5%	\$102,503	\$2.54	31%

Expense Conclusions

The individual expense conclusions for the subject are summarized below. The analysis relies upon the subject's historical data and general market parameters.

EXPENSE CONCLUSIONS				
OPERATING EXPENSES	%EGR	\$/SF NRA	TOTAL	COMMENT
Taxes	3.6%	\$0.30	\$12,000	The concluded amount is based on Oklahoma's ad valorem tax law, which reflects a stabilized assessed value multiplied by the current ad valorem tax rate.
Insurance	4.8%	\$0.40	\$16,132	The concluded amount is based within the historical expense.
Repairs & Maintenance	21.1%	\$1.75	\$70,578	The concluded amount is based within the historical expense plus an additional \$0.50/SF/year for maintenance payroll historically categorized with administrative expenses.
Cleaning & Janitorial	12.0%	\$1.00	\$40,330	The concluded amount is based within the historical expense.
Utilities	16.9%	\$1.40	\$56,462	The concluded amount is based within the historical expense.
Management Fees	5.0%	\$0.42	\$16,746	The concluded amount is based on 5.0% of the concluded Effective Gross Income.
Administrative Fees	6.0%	\$0.50	\$20,165	Historical expenses are above average due to high payroll/wage expenses. We project administrative expenses more in line of similar properties.
TOTAL OPERATING EXPENSES	69.4%	\$5.76	\$232,413	

Net Operating Income (NOI)

The net operating income equals the effective gross income less the total expenses. The total net operating income for the subject is \$102,503 which is \$2.54/SF.

Capitalization Rate

In this section, a capitalization rate for the subject is developed based upon market extraction and band of investments analysis.

Market Extraction

The following capitalization table restates the information for the sales previously presented in the Sales Comparison Approach.

MARKET EXTRACTION METHOD				
	COMP 1	COMP 2	COMP 3	COMP 4
Name	Neustadt Plaza	Brookline Office Building-5100 N. Brookline Ave	BOA Capitol Hill OB	3801 NW 63rd St Units 2 & 3
Address	333 W Main Street	5100 N Brookline Ave	2701 S Harvey Ave	3801 NW 63rd St
City	Ardmore	Oklahoma City	Oklahoma City	Oklahoma City
State	OK	OK	OK	OK
NRA (SF)	41,369	105,654	25,373	13,814
Year Built/Ren	1977	1974	1978	1977
Sale Date	2/2/2017	12/19/2018	6/21/2019	10/11/2019
Sale Price	\$800,000	\$6,000,000	\$1,425,000	\$565,000
Price/SF	\$19	\$57	\$56	\$41
NOI/SF NRA	\$2.50	\$6.69	\$5.39	\$4.42
Capitalization Rate	9.93%	11.79%	8.99%	9.25%
HIGH	11.79%			
AVERAGE	9.99%			
LOW	8.99%			

BAND OF INVESTMENT

To analyze the capitalization rate from a financial position, the Band of Investment Technique is used. Available financing information from lenders and the sales comparables indicates the following terms. Equity dividend rates vary depending upon motivations of buyers and financing terms. The previous terms and an appropriate equity dividend rate are used in the Band of Investments calculations presented on the following table:

BAND OF INVESTMENT					
ASSUMPTIONS					
Interest Rate	5.00%				
Loan Amortization Period	30 Years				
Loan-To-Value-Ratio	75.00%				
Mortgage Constant	0.06442				
CALCULATION					
Mortgage Component	75%	x	6.44%	=	0.0483
Equity Component	25%	x	21.00%	=	0.0525
INDICATED CAPITALIZATION RATE					10.08%

Capitalization Rate Conclusion

Taking all factors into consideration, the following table summarizes the various capitalization rate indicators and provides the final capitalization rate conclusion.

CAPITALIZATION RATE CONCLUSION				
COMPONENT	RANGE			AVERAGE
Market Extraction	8.99%	to	11.79%	9.99%
Simple Band of Investment Calculation				10.08%
CONCLUDED CAPITALIZATION RATE				10.00%

DIRECT CAPITALIZATION CONCLUSION

The table below summarizes the Direct Capitalization Method and its value conclusion.

DIRECT CAPITALIZATION							
OCCUPIED SPACE							
TENANT	NRA (SF)	CATEGORY	CONTRACT	MARKET	CONT V MKT	\$/SF (YR.)	\$/YEAR
Citizens Bank & Trust	7,957	Office	\$7.07	\$9.50	74%	\$7.07	\$56,232
Valbel West Corp., JWFF, OK Ins. Exch.	2,068	Office	\$10.09	\$9.50	106%	\$10.09	\$20,868
Jordex	447	Office	\$9.93	\$9.50	104%	\$9.93	\$4,440
Tammy Morgan	260	Office	\$9.89	\$9.50	104%	\$9.89	\$2,568
Estate of Freeman Galt	224	Office	\$9.90	\$9.50	104%	\$9.90	\$2,220
W.F. Parrish	234	Office	\$9.73	\$9.50	102%	\$9.73	\$2,280
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Betsy Clark	157	Office	\$9.89	\$9.50	104%	\$9.89	\$1,548
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Steve Dyer	231	Office	\$11.12	\$9.50	117%	\$11.12	\$2,568
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Wichita Mtn. Prevention	1,353	Office	\$10.93	\$9.50	115%	\$10.93	\$14,796
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Enervus	371	Office	\$9.94	\$9.50	105%	\$9.94	\$3,684
Doman Assoc.	1,320	Office	\$11.84	\$9.50	125%	\$11.84	\$15,624
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John White	696	Office	\$9.91	\$9.50	104%	\$9.91	\$6,900
Bill Parker	908	Office	\$10.44	\$9.50	110%	\$10.44	\$9,480
Café (Permanent Vacancy)	1,279	Office	\$0.00	\$9.50	0%	\$0.00	\$0
OCCUPIED SUBTOTALS	34,970	-	\$9.28	\$9.50	98%	\$9.28	\$324,632

VACANT SPACE							
SPACE	NRA (SF)	CATEGORY	ASKING	MARKET	ASK V MKT	\$/SF (YR.)	\$/YEAR
Vacant Space	5,360	Office		\$9.50	-	\$0.00	\$0
VACANT SUBTOTALS	5,360	-	\$0.00	\$9.50	0%	\$0.00	\$0
TOTAL	40,330	-	\$8.05	\$9.50	85%	\$8.05	\$324,632
GROSS RENTAL REVENUE							
RENTAL REVENUE				%PGR	%EGR	\$/SF (YR.)	\$/YEAR
Potential Base Rent				97%	97%	\$9.28	\$324,632
Vacant Space @ Market Rent				0%	0%	-	\$0
OTHER REVENUE (MISCELLANEOUS)							
Parking				3%	3%	\$0.22	\$8,820
Storage				0%	0%	\$0.04	\$1,464
TOTAL OTHER REVENUE (MISCELLANEOUS)				3%	3%	\$0.25	\$10,284
POTENTIAL GROSS REVENUE						\$8.30	\$334,916
VACANCY & CREDIT LOSS				%PGR	%EGR	\$/SF (YR.)	\$/YEAR
Rental Revenue				0.0%	0.0%	-	\$0
Miscellaneous Revenue				0.0%	0.0%	-	\$0
TOTAL VACANCY & CREDIT LOSS				0.0%	0.0%	-	\$0
EFFECTIVE GROSS REVENUE						\$8.30	\$334,916
OPERATING EXPENSES				%PGR	%EGR	\$/SF (YR.)	\$/YEAR
Taxes				(3.6%)	(3.6%)	(\$0.30)	(\$12,000)
Insurance				(4.8%)	(4.8%)	(\$0.40)	(\$16,132)
Repairs & Maintenance				(21.1%)	(21.1%)	(\$1.75)	(\$70,578)
Cleaning & Janitorial				(12.0%)	(12.0%)	(\$1.00)	(\$40,330)
Utilities				(16.9%)	(16.9%)	(\$1.40)	(\$56,462)
Management Fees				(5.0%)	(5.0%)	(\$0.42)	(\$16,746)
Administrative Fees				(6.0%)	(6.0%)	(\$0.50)	(\$20,165)
TOTAL OPERATING EXPENSES				(69.4%)	(69.4%)	(\$5.76)	(\$232,413)
NET OPERATING INCOME						\$2.54	\$102,503
Capitalization Rate							10.00%
Capitalized Value							\$1,025,033
INDICATED VALUE (ROUNDED TO NEAREST \$10,000)						\$25.54	\$1,030,000

A deduction for V&C loss is not applied in the preceding stabilized NOI estimate because the subject's current occupancy rate of 87% is considered to be stabilized. The subject achieved occupancy levels in the mid 90% range during 2017 and 2018 after oil prices recovered from lows in 2015-2016; however, the writers view a lower stabilized occupancy projection to be more reasonable in view of its Class C historic design which caters to small-sized, local credit tenants.

COMMUNICATION ROOFTOP LEASE VALUATION

SUBJECT IDENTIFICATION

The subject property owner receives rooftop rent from Sprint for its two-mast rooftop telecom installation. This income stream can be sold separately from the subject building to a third-party investor in the form of a perpetual easement. The ownership estate appraised herein is the leased fee interest. Each applicable approach to value includes a lump-sum adjustment for contributory value of this rooftop lease revenue.

FCC REGISTRATION

To the writers' knowledge, the subject's rooftop telecom lease area is not registered with the U.S. Federal Communications Commission (FCC). Only certain towers must be registered with the U.S. Federal Communications Commission (FCC). Nonetheless, all tower structures in the U.S. supporting licensed bandwidth are subject to FCC jurisdiction for regulatory oversight. All U.S. towers/sites with FCC-licensed entities must meet federal standards for environmental compliance and other criteria.



COMMUNICATION TOWER OVERVIEW

The wireless industry has grown substantially during the past twenty years with the advent of wireless technology. Continued development of network infrastructure to support the next generation of wireless technologies will serve an increasingly tech-savvy consumer market.

The U.S. tower industry has maintained "boom" status from the mid 1990s through 2008. While the 2008 downturn did not weaken the tower market significantly, fallout from the 2008 downturn fueled a wave of carrier consolidations which did weaken demand for tower space. The associated increase in investor scrutiny for tower assets caused multiples to flatten. To the contrary, tower ground/rooftop leases emerged as an investment niche favored by institutions and land trusts. As a result, tower ground/rooftop lease multiples have maintained an upward trend since 2015.

Ground/Rooftop Lease Market Rent

Tower ground/rooftop rents typically range from \$300 to 500 per month in rural locations without zoning protections and up to \$750 to \$3,000 per month in zoning-protected urban/suburban locations. A typical industry ground/rooftop lease includes an initial 5 year term plus four or five, 5-year renewal options increasing at 2% annually or 10% every 5 years. Despite the runup in tower prices during the past 15 years, ground/rooftop lease rates have remained relatively static in areas without zoning protections. In those locations (such as along a rural highway or even within cities whose zoning codes do not impose strong prohibitions against new tower development), the developer can more readily impose a bidding war between adjacent landowners. This is not so easily mirrored in built-up areas with strong zoning protections in place. At those locations, constraint for suitable sites results in higher per month lease rates than for rural sites.

Ground/rooftop Lease Influences to Value

Net income multipliers (or capitalization rates) tend to vary based on the following influences to value:

- **Zoning prohibition vs. no zoning prohibition:** Investors pay higher net income multipliers (ie. lower capitalization rates) for sites located in areas with strong zoning prohibitions against new tower development.

- **Single vs. multiple carriers:** Investors sometimes pay higher multiples for ground/rooftop rent whose sandwich leaseholder is lessor to multiple broadband carriers versus a single broadband carrier. Ground/rooftop rent secured by lease income from four carriers, for example, is more secure than lease income secured by only one carrier.
- **Urban/suburban vs rural location:** Investors pay higher multiples for ground/rooftop leased sites in urban/suburban locations versus rural locations. Exception applies for rural locations with strong prohibitions against new tower development.
- **Credit leaseholder vs non-credit leaseholder:** Investors sometimes pay higher multiples for ground/rooftop leased sites whose leaseholders include the two premium mobile broadband carriers (AT&T and Verizon) versus the two non-premium carriers (Sprint and T-Mobile).
- **Area Coverage or Route Coverage vs Area and Route Coverage:** Investors pay higher multiples for ground/rooftop leased sites whose tower provide both area and route coverage (i.e. both population and highway coverage) versus towers which only provide one or the other.
- **Ground or Rooftop Lease Term:** Income multipliers for ground or rooftop telecom revenue tend not to vary based on total ground/rooftop lease term length. Telecom ground and rooftop leases tend to include successive 5-year renewal options which follow an initial base term of five to ten years. Investors do not discount remaining lease payments to present value vis a vis capitalizing (or multiplying) the contractual ground/rooftop rent into perpetuity. While this practice contradicts typical real property investment purchase criteria for traditional commercial property ground/rooftop lease revenue, telecom ground/rooftop purchasers instead capitalize rent into perpetuity (despite actual contractual term length) due to widespread market perception that technological advances in mobile broadband signal propagation will only intensify need for macro-cell sites. The coming transition from LTE encryption protocol to "5G" is more likely to increase than decrease societal reliance on wireless data and voice telephony given expectation that 5G technology's enhanced encryption will improve its efficiency and speed.
- **Carrier Consolidation Risk:** Investors tend to pay lower multiples for ground/rooftop leases whose tower improvements are occupied by carrier(s) with high probability of carrier consolidation. Risk of consolidation softens demand for tower ground/rooftop leases. In the early 2010s, nine mobile broadband carriers consolidated into four major carriers. These included Nextel and Clearwire into Sprint, Alltel and Cricket/Leap into AT&T, and MetroPCS into T-Mobile. Multipliers for tower ground/rooftop lease revenue decreased significantly during this period. Four large companies emerged from this wave of consolidations: AT&T and Verizon as premium service providers, and T-Mobile and Sprint as discount service providers. The subject leaseholder is Nextel/Sprint who is presently in process of merging with T-Mobile. Telecom consultants consulted for this analysis reported that ground/rooftop lease income for single carrier towers occupied by either Nextel/Sprint or T-Mobile are trading at reduced multiples owing to this consolidation risk. Such consolidation potentially decreases the durability of the subject income stream. Should the merger occur, the existing carrier has increased likelihood of consolidating its antenna installation to a nearby tower or rooftop with geospatial coverage overlap. Should this

occur, the subject rooftop installation owner (Sprint) could potentially dismantle the rooftop installation, remove it, and cancel its existing rooftop lease in advance of an upcoming 5-year rooftop lease renewal anniversary.

- **Contract Rent Escalations:** Investors recognize that mobile broadband subscription rates are steadily decreasing inasmuch as mobile broadband coverage is an imperfectly competitive good. Heightened competition among carriers has forced monthly phone coverage subscription rates downward. In turn, carriers are pushing back against their tower company landlords for price breaks on antenna installations. Ground/rooftop lessors of telecom sites whose lease terms have reached final term end are discovering that tower companies will find substitute tower sites for telecom installations rather than capitulating to ground/rooftop lessor demands for increased ground/rooftop lease rates. Tower companies are highly sensitive to ground/rooftop lease escalation rates for new installations and thus tend to refuse to sign ground/rooftop leases which escalate by any figure higher than 2.0% annually or 10% every five years.

Subject Net Income Estimate

The subject's revenue schedule is summarized as follows.

Telecom Tower Rooftop Lease	
Rent \$/Month	\$744
Rent \$/Year	\$8,930

The following stabilized net income estimate for the subject reflects absolute net expense treatment. The net income estimate includes no V&C loss reduction or expense deduction in accordance with industry underwriting for this investment type given that the subject lease (like most) contractually obligates the tower owner to pay for all expenses to include any increase in ad valorem taxes attributed to the tower.

Rooftop Lease Stabilized Income Estimate		
Gross Income	\$/Year	\$/Month
Potential Gross Rent	\$8,930	\$744
Vacancy/Collection Loss 0%	\$0	\$0
Total Effective Gross Income	\$8,930	\$744
<i>Expenses</i>		
Real Estate Taxes	\$0	\$0
Insurance	\$0	\$0
Utilities	\$0	\$0
Repairs & Maintenance	\$0	\$0
Total Expenses	\$0	\$0
Net Operating Income	\$8,930	\$744

Relevant ground/rooftop lease acquisition comparables are summarized below.

Ground Lease Acquisition Summary					
Number of Carriers	Monthly Rent at TOS	Equivalent Annual Rent	Purchase Price	Multiple of Monthly Rent	Multiple of Annual Rent
2	\$2,971	\$35,652	\$530,000	178 x	14.9 x
2	\$1,971	\$23,652	\$497,500	252 x	21.0 x
2	\$3,496	\$41,952	\$740,000	212 x	17.6 x
1	\$1,500	\$18,000	\$290,000	193 x	16.1 x
2	\$1,266	\$15,192	\$230,000	182 x	15.1 x
2	\$1,323	\$15,876	\$273,250	207 x	17.2 x
1	\$1,757	\$21,084	\$355,000	202 x	16.8 x
2	\$3,278	\$39,336	\$642,470	196 x	16.3 x
2	\$2,550	\$30,600	\$485,000	190 x	15.8 x
2	\$3,278	\$39,336	\$688,416	210 x	17.5 x
1	\$4,184	\$50,208	\$738,110	176 x	14.7 x
2	\$2,060	\$24,720	\$385,000	187 x	15.6 x
2	\$1,359	\$16,308	\$220,000	162 x	13.5 x
1	\$1,503	\$18,036	\$222,475	148 x	12.3 x
1	\$1,728	\$20,736	\$258,336	150 x	12.5 x
1	\$4,025	\$48,300	\$675,400	168 x	14.0 x
2	\$2,816	\$33,792	\$702,112	249 x	20.8 x
Average	\$2,416	\$28,987	\$466,651	192 x	16.0 x

Source: *Telecom Lease Buyout Data from Steel in the Air, Inc., Ken Schmidt, President*

Conclusion - Direct Capitalization of Contract Rent

We consulted Mr. Ken Schmidt of www.steelintheair.com who reported that the average current telecom ground/rooftop lease multiplier is typically 16x on annual income regardless of how many mobile broadband carriers are on the tower. However, this average multiplier applies is for towers whose single carriers is not at risk for carrier consolidation. While the multiplier data provided by Mr. Schmidt indicates an average multiplier of 16x, this rate would not be appropriate for the subject inasmuch as the tower located on the subject telecom site is leased to a single carrier, Nextel/Sprint, who could potentially merge with T-Mobile later in 2020. Mr. Schmidt reported that investors are paying significantly lower multiples (10x to 14x) for ground/rooftop rent that is ultimately secured by Nextel/Sprint or T-Mobile revenue. Mr. Schmidt added caveat that this range would be applicable for sites which are actually prone to consolidation risk. Such an analysis to evaluate consolidation risk would require consultation of a third party telecom consultant; therefore we conclude a multiplier at the low end of the 10x to 14x range. This results in a value estimate as follows.

Telecom Tower Rooftop Lease	
Rent \$/Month	\$744
Rent \$/Year	\$8,930
Multiplier	10X
Concluded Value	\$89,303
Concluded Value (Rounded)	\$90,000

The concluded value estimate is reflected in each applicable value estimate herein.

Based on the agreed upon scope with the client, the subject's specific characteristics and the interest appraised, this appraisal developed Sales Comparison and Income (Direct Capitalization) approaches. The values presented represent the As-Is Market Value (Leased Fee).

The Reconciliation of Value Conclusions is the final step in the appraisal process and involves the weighing of the individual valuation techniques in relationship to their substantiation by market data, and the reliability and applicability of each valuation technique to the subject property. Below, the individual strengths and weaknesses of each approach are analyzed.

As previously discussed, the **Cost Approach** was not presented in this analysis. This approach has limited application due to the age of the improvements and lack of market-based evidence to support accrued depreciation. Additionally, investors typically do not place emphasis on replacement cost in establishing value for properties with stabilized income in place such as the subject. The exclusion of the Cost Approach does not diminish the credibility of the value conclusion.

The price per square foot method has been presented in the **Sales Comparison Approach**. There have been limited recent sales of properties similar to the subject in the market area in the current market conditions. The most likely buyer for the subject would be an investor and this approach is given less weight.

The **Income Approach** to value is generally considered to be the best and most accurate measure of the value of income-producing properties. The value estimate by this approach best reflects the analysis that knowledgeable buyers and sellers carry out in their decision-making processes regarding this type of property. Sufficient market data was available to reliably estimate gross income, vacancy, expenses and capitalization rates for the subject property. The subject is leased to multiple tenants and the most likely buyer is an investor, suggesting this approach deserves primary emphasis.

After considering all factors relevant to the valuation of the subject property, equal emphasis is placed on the Sales Comparison and Income Approaches in the following As-Is market value.

RECONCILIATION OF VALUES	
VALUATION SCENARIOS	AS-IS MARKET VALUE
Interest	Leased Fee
Date	March 12, 2020
SALES COMPARISON APPROACH	
SALES COMPARISON APPROACH	
Indicated Value	\$1,050,000
\$/SF NRA	\$26.04
INCOME CAPITALIZATION APPROACH	
DIRECT CAPITALIZATION	
Indicated Value	\$1,030,000
\$/SF NRA	\$25.54
ADDITIONAL CONCLUSIONS	
Rooftop Telecom Lease Valuation	\$90,000
FINAL VALUE CONCLUSION	
FINAL VALUE CONCLUSION	\$1,120,000
\$/SF NRA	\$27.77

We certify that, to the best of our knowledge and belief:

- ▶ The statements of fact contained in this report are true and correct.
- ▶ The reported analyses, opinions, and conclusions of the signers are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ▶ The signers of this report has no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- ▶ Darin Andrew Dalbom, MAI has performed no services, specifically as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ▶ The signers are not biased with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ▶ The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ▶ The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ▶ The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics* and *Standards of Professional Appraisal Practice* of the Appraisal Institute, and the *Uniform Standards of Professional Appraisal Practice*, as set forth by the Appraisal Standards Board of the Appraisal Foundation.
- ▶ Darin Andrew Dalbom, MAI inspected the property that is the subject of this report.
- ▶ Jeff Smith provided significant real property appraisal assistance to the appraisers signing the certification.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, Darin Andrew Dalbom, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.



Darin Andrew Dalbom, MAI
Certified General Real Estate Appraiser
State of Oklahoma License No. 12774CGA
Expiration Date 12/31/2022

March 24, 2020
Date



Whitney Collamore

March 24, 2020
Date

- ▶ Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- ▶ This analysis assumes that the information provided for this appraisal accurately reflect the current condition of the subject property.
- ▶ This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- ▶ The appraisers may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made.
- ▶ The statements of value and all conclusions shall apply as of the dates shown herein.
- ▶ There is no present or contemplated future interest in the property by the appraisers which is not specifically disclosed in this report.
- ▶ Without the written consent or approval of the authors neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraisers and the company with which the appraisers are connected.
- ▶ This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.
- ▶ We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- ▶ The appraisal has provided exhibits to assist the client(s)/intended user(s) to understand from a graphical standpoint some of the salient issues which impact the subject property. We have made no survey of the property and if further verification is required, a survey by a registered surveyor is advised.
- ▶ The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.
- ▶ The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- ▶ The liability of NPVal, LLC, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- ▶ The appraisers are not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. NPVal, LLC and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.
- ▶ The appraisers assume no responsibility for determining if the subject property complies with the *Americans with Disabilities Act (ADA)*. NPVal, LLC, its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance.
- ▶ This appraisal assumes that the subject meets an acceptable level of compliance with *ADA* standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.
- ▶ Unless otherwise noted herein, a detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection of the subject property and surrounding properties, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.

Appraiser Qualifications

NPVal, LLC

Darin A. Dalbom

President

Current Responsibilities

Darin Dalbom serves as President of NPVal, LLC. Actively engaged in real estate valuation and consulting assignments since 1990, Mr. Dalbom has performed appraisal services for a wide array clients and commercial property types. Mr. Dalbom also has a nationally-scoped specialty practice in the valuation of mobile broadband communication towers, broadcast towers, tower portfolios, and tower-related ownership interests. Tower analysis & valuation includes a unique array of considerations for this niche investment class. Mr. Dalbom has developed customized report formatting for tower valuation assignments to best serve an array of clients in this emerging specialty class.

Experience

Prior to founding NPVal, Mr. Dalbom managed the Oklahoma City office of a nationally-scoped Fortune 500 valuation firm. Mr. Dalbom's early valuation career included specialization in investment grade office and industrial property throughout the country with concentrated expertise in the Washington D.C. office and industrial markets. Clients served primarily included pension funds and their advisors.

Education and Affiliations

Master's Degree, Land Economics and Real Estate, Texas A&M University, 1990

Bachelor of Science, Texas A&M University, 1987

Appraisal Institute, Member, (MAI); currently certified by the Appraisal Institute's program of continuing education for its designated members.

Adjunct Professor, University of Central Oklahoma; Finance 3443, Real Estate Appraising

2020 President; Central Oklahoma Commercial Association of Realtors (COCAR; www.cocar.org)

Certified General Real Estate Appraiser in Oklahoma, 12774CGA, Expires December 2022

Certified General Real Estate Appraiser in Texas, TX1380492 G, Expires October 2021

Certified General Real Estate Appraiser in Kansas, G3235; Expires June 2020

Qualified Before Courts and Administrative Bodies

United States Federal Bankruptcy Court, Oklahoma City, Oklahoma



Contact

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Edmond, OK 73013

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E: Darin.Dalbom@NPValUSA.com

W: <https://NPValUSA.com/>

State of Oklahoma



Glen Mulready, Insurance Commissioner

Oklahoma Real Estate Appraiser Board

This is to certify that:

Darin A. Dalbom

*has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a **Certified General Real Estate Appraiser** in the State of Oklahoma.*

In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 20th day of November, 2019.

A handwritten signature in blue ink, appearing to read "Glen Mulready".

*Glen Mulready, Insurance Commissioner
Chairperson, Oklahoma Real Estate Appraiser Board*

Members, Oklahoma Real Estate Appraiser Board



A handwritten signature in black ink, appearing to read "Brandon Witt".

A handwritten signature in black ink, appearing to read "Patricia M. Brown".

Brandon Witt

A handwritten signature in black ink, appearing to read "Zane C. Pitt".

A handwritten signature in black ink, appearing to read "Patricia M. Brown".

Patricia M. Brown

A handwritten signature in black ink, appearing to read "Zane C. Pitt".

Expires: 12/31/2022

Oklahoma Appraiser Number: 12774CGA

NPVal, LLC

Whitney Collamore

Analyst

Current Responsibilities

Analyst with NPVal. Ms. Collamore has been actively engaged in real estate appraisal since October 2014. Concentrated specialties include retail (Shopping Center, Strip, and Freestanding), office buildings, (CBD, suburban, and medical office buildings), industrial and vacant land. Valuations have been prepared on proposed, partially completed, renovated and existing structures. Clients served include banks and financial institutions, developers, investors, business/industry, government, and mortgage bankers.

Education

Oklahoma Christian University – Master of Business Administration-Finance (2014)

University of Central Oklahoma – Bachelor of Business Administration-General Business (2007)



Contact

T: 1+405-615-7346 cell

E: Whitney@NPValUSA.com

W: <https://NPValUSA.com/>

NPVal, LLC

Jeff Smith

Analyst

Current Responsibilities

Mr. Smith serves as Researcher for NPVal, LLC. Actively engaged in commercial and industrial real estate valuation and consulting assignments since August 2019. Jeff has performed appraisal services for a wide array of clients in commercial and industrial property types.

Experience

Prior to real estate appraisal, Mr. Smith owned and operated 2 automobile dealerships in Elk City, OK for 24 years. Mr. Smith's experience from the automotive industry has allowed him to gain a vast array of knowledge in areas of commercial real estate as well as going concern operations.

Education and Affiliations

University of Oklahoma - Bachelor of Business Administration, major in Accounting 1995



Contact

T: 1+5802108659 cell

E: Jeff@NPValUSA.com

W: <https://NPValUSA.com/>

Financials and Property Information



Parcel: 0010-00-380-001-0-001-00

Carter County Report

ID: 3783

As of: 12/2/2019

Property Owner

Name: COLSTON CORP THE

Mailing Address: 406 COLSTON BLDG
ARDMORE, OK 73401

Type: (CI) Comm. Impr.

Tax Dist: (19-A) Ardmore SD

Size (Acres): 0.160

Extended Legal: ARDMORE LOTS & BLKS, BLK 380 LOT 1(IRREGULAR) LOT 2(IRREGULAR)

Property Information

Physical Address: 10 MAIN W

Subdivision: Ardmore City

Block / Lot: 380 / 001

S-T-R:

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$11,648	\$1,398	\$1,398
Building:	\$525,358	\$63,043	\$63,043
Total:	\$537,006	\$64,441	\$64,441

Taxes:

Estimated Taxes:	\$6,257
Homestead Credit:	\$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units
Light Commercial-(0010)	7034.00	SF

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Subject to terms and conditions.

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Page 1

PENDANT_ 000276

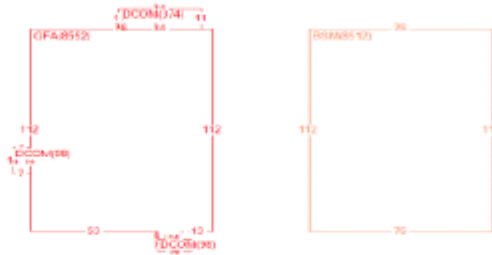


Parcel: 0010-00-380-001-0-001-00

Carter County Report

ID: 3783

As of: 12/2/2019

Details for Card 1:**Business Name(s):****Number of Units:** 0**Foundation:** O3**Struct. Frame:** C**Roof Cover:** BUILT UP TAR**Total Floor Area:****Interior Finish:** O3**Exterior Walls:** Brick**Roof Struct.:** FLAT**Building: 1**

Age/YC	Condition	Grade	Stories
1925	Average	C-	6

Avg. Floor Area:**Avg. Perimeter:** 400**No. Floors:** 6**Avg. Floor Hgt:** 12**Common Wall:** 0**Total Floor Area:****Total Height:** 72**Unit Multiplier:** 0**Occupancy**

Primary N/A

Heating/Cooling

N/A

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Commercial Porch		34x11x374			94
Commercial Porch		14x7x98			94
Commercial Porch		14x7x98			94

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PENDANT_000277



Parcel: 0010-00-380-001-0-001-00

Carter County Report

ID: 3783

As of: 12/2/2019

Photos



Map:



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PENDANT_000278



Parcel: 0010-00-380-003-0-001-00

Carter County Report

ID: 3784

As of: 12/2/2019

Property Owner

Name: COLSTON CORP THE

Mailing Address: 406 COLSTON BLDG
ARDMORE, OK 73401

Type: (CI) Comm. Impr.

Tax Dist: (19-A) Ardmore SD

Size (Acres): 0.050

Extended Legal: ARDMORE LOTS & BLKS, BLK 380 LOT 3 W/2(IRREGULAR)

Property Information

Physical Address: 10 MAIN W

Subdivision: Ardmore City

Block / Lot: 380 / 003

S-T-R:

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$6,356	\$763	\$763
Building:	\$29,029	\$3,483	\$3,483
Total:	\$35,385	\$4,246	\$4,246

Taxes:

Estimated Taxes:	\$412
Homestead Credit:	\$0

Note: Tax amounts are estimates only. Contact
the county tax collector for exact amounts.

Land:

Land Use	Size	Units
Light Commercial-(0010)	2365.00	SF

Not a Legal Document.

Subject to terms and conditions.

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Page 1

PENDANT_ 000279



Parcel: 0010-00-380-003-0-001-00

Carter County Report

ID: 3784

As of: 12/2/2019

Details for Card 1:**Business Name(s):**

Number of Units: 0

Foundation: O1

Struct. Frame: C

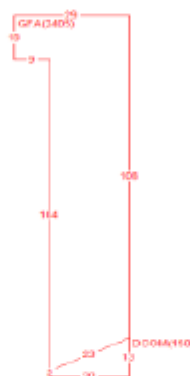
Roof Cover: BUILT UP TAR

Total Floor Area:

Interior Finish: O3

Exterior Walls: Brick

Roof Struct.: FLAT

**Building: 1**

Age/YC	Condition	Grade	Stories
1925	Average	D	1

Avg. Floor Area:

Avg. Perimeter: 300

No. Floors: 1

Avg. Floor Hgt: 14

Common Wall: 0

Total Floor Area:

Total Height: 14

Unit Multiplier: 0

Occupancy

Primary N/A

Heating/Cooling

N/A

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Commercial Porch		0x0x150			94

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PENDANT_000280



Parcel: 0010-00-380-007-0-001-00

Carter County Report

ID: 3789

As of: 12/2/2019

Property Owner

Name: COLSTON CORP THE

Property Information

Physical Address:

Mailing Address: 406 COLSTON BLDG
ARDMORE, OK 73401

Subdivision: Ardmore City

Block / Lot: 380 / 007

Type: (CV) Comm. Vacant

S-T-R:

Tax Dist: (19-A) Ardmore SD

Size (Acres): 0.250

Extended Legal: ARDMORE LOTS & BLKS, BLK 380 LOT 7 (102.4X109.7)

Market and Assessed Values:**Taxes:**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$413
Land:	\$32,543	\$3,905	\$3,905	Homestead Credit:	\$0
Building:	\$2,927	\$351	\$351	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.	
Total:	\$35,470	\$4,256	\$4,256		

Land:

Land Use	Size	Units
Light Commercial-(0010)	11233.00	SF

Photos**Not a Legal Document.**

Subject to terms and conditions.

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PENDANT_ 000281



Parcel: 0010-00-380-007-0-001-00

Carter County Report

ID: 3789

As of: 12/2/2019

Map:



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PENDANT_000282



Parcel: 0010-00-380-006-0-001-00

Carter County Report

ID: 3788

As of: 12/2/2019

Property Owner

Name: COLSTON CORP THE

Property Information

Physical Address:

Mailing Address: 406 COLSTON BLDG
ARDMORE, OK 73401

Subdivision: Ardmore City

Block / Lot: 380 / 006

Type: (CV) Comm. Vacant

S-T-R:

Tax Dist: (19-A) Ardmore SD

Size (Acres): 0.250

Extended Legal: ARDMORE LOTS & BLKS, BLK 380 LOT 6 (109X100)

Market and Assessed Values:**Taxes:**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$402
Land:	\$31,607	\$3,793	\$3,793	Homestead Credit:	\$0
Building:	\$2,873	\$345	\$345	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.	
Total:	\$34,480	\$4,138	\$4,138		

Land:

Land Use	Size	Units
Light Commercial-(0010)	10900.00	SF

Photos**Not a Legal Document.**

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PENDANT_ 000283



Parcel: 0010-00-380-006-0-001-00

Carter County Report

ID: 3788

As of: 12/2/2019

Map:



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PENDANT_000284



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 Property Address _____

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

OKLAHOMA UNIFORM CONTRACT OF SALE OF REAL ESTATE COMMERCIAL IMPROVED

CONTRACT DOCUMENTS. The Contract is defined as this document with the following attachment(s):
 (check as applicable)

☒ Financing Supplement
☐ Exhibit _____

 Supplement

Parties. THE CONTRACT is entered into between:

The Colston Corporation

"Seller," and

Ron Gill and Jeri McKenzie

"Buyer."

The Parties' signatures at the end of the Contract, which includes any attachments or documents incorporated by reference, with delivery to their respective Brokers, if applicable, will create a valid and binding Contract, which sets forth their complete understanding of the terms of the Contract. This agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors and permitted assigns. The Contract shall be executed by original signatures of the Parties or by signatures as reflected on separate identical Contract counterparts (carbon, photo, fax or other electronic copy). The Parties agree that as to all aspects of this transaction involving documents an electronic signature shall have the same force and effect as an original signature pursuant to the provisions of the Uniform Electronic Transactions Act, 12A, Oklahoma Statutes, Section 15-101 et seq. All prior verbal or written negotiations, representations and agreements are superseded by the Contract, which may only be modified or assigned by a further written agreement of Buyer and Seller.

The Parties agree that all notices and documents provided for in this contract shall be delivered to the Parties or their respective brokers, if applicable. Seller agrees to sell and convey by General Warranty Deed, and Buyer agrees to accept such deed and buy the Property described herein, on the following terms and conditions:

The Property shall consist of the following described real estate located in Carter County, Oklahoma.

1. LEGAL DESCRIPTION. ARDMORE LOTS & BLKS. BLK 380 LOT 1 (IRREGULAR) LOT 2 (IRREGULAR)

ARDMORE LOTS & BLKS. BLK 380 LOT 3 W/2 (IRREGULAR),

ARDMORE LOTS & BLKS. BLK 380 LOT 6

ARDMORE LOTS & BLKS. BLK 380 LOT 7

10 W Main

Ardmore

73401

Property Address

City

Zip

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the Property, including all mineral rights owned by Seller unless expressly reserved by Seller in the Contract and excluding mineral rights previously reserved or conveyed of record (collectively referred to as "the Property")

2. PURCHASE PRICE, EARNEST MONEY AND SOURCE OF FUNDS. This is a CASH TRANSACTION unless a Financing Supplement is attached. The Purchase Price is \$ 1,101,000.00 payable by Buyer as follows: Buyer has paid \$ 20,000.00 as earnest money on execution of the Contract, and Buyer shall pay the balance of the purchase price and Buyer's closing costs at Closing. Upon execution of the Contract, the earnest money shall be deposited in the trust account of Love County Closing or if left blank, the Listing Broker's trust account, as part payment of the purchase price and/or closing costs.

3. CLOSING, FUNDING AND POSSESSION. The Closing process includes execution of documents, delivery of deed and receipt of funds by Seller and shall be completed on or before March 31, 2020 ("Closing Date") or such later date as may be necessary in the Title Evidence Paragraph of the Contract. Possession shall be transferred upon conclusion of Closing process unless otherwise provided below:

In addition to costs and expenses otherwise required to be paid in accordance with terms of the Contract, Buyer shall pay Buyer's Closing fee, Buyer's recording fees, and all other expenses required from Buyer. Seller shall pay documentary stamps required, Seller's Closing fee, Seller's recording fees, if any, and all other expenses required from Seller. Funds required from Buyer and Seller at Closing shall be either cash, cashier's check or wire transfer.

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 Property Address 10111 W. Main, Oklahoma, OK 73401

- 4. TIME PERIODS SPECIFIED IN CONTRACT.** Time periods for Investigations, Inspections and Reviews and Financing Supplement Agreement shall commence on 02/17/2020 (Time Reference Date), regardless of the date the Contract is signed by Buyer and Seller. The day after the Time Reference Date shall be counted as day one (1). If left blank, the Time Reference Date shall be the third day after the last date of signatures of the Parties.
- 5. INVESTIGATIONS, INSPECTIONS AND REVIEWS.**
- A.** The Buyer agrees and acknowledges that Seller, Seller's Broker and their licensed associates, are not experts regarding the condition of the Property. No representations, warranties, or guarantees regarding the condition of the Property, or environmental hazards, are expressed or implied except as may be specified by Seller in the additional provisions in Paragraph 11.
- B.** Buyer shall have 30 days (ten [10] days if left blank) after the Time Reference Date to complete any investigations, inspections, and reviews. Seller shall have water, gas and electricity turned on and serving the Property for the Buyer's inspections, and through the date of possession or Closing, whichever occurs first. If required by ordinance, Seller, or Seller's Broker, if applicable, shall deliver to Buyer, in care of Buyer's Broker, if applicable, within five (5) days after the Time Reference Date any written notices affecting the Property.
- C.** Buyer, at Buyer's expense, shall have the right to enter upon the Property, together with Buyer's representative(s), independent contractor(s) and/or any other person Buyer deems qualified, to conduct any and all investigations, inspections, tests, studies and reviews. Excepting only the negligence of Seller or a condition caused or permitted by Seller, Buyer shall indemnify, protect, defend and hold Seller harmless from and against any and all claims, demands, losses, liabilities, costs, fees and expenses (including attorney's and consultant's fees) arising out of or related to Buyer's entry onto the Property in connection with any testing or investigation performed pursuant to this Contract. Buyer's investigations, inspections and reviews may include, but may not be limited to, the following:
- 1) **Flood, Storm Water Run-off, Storm Sewer Back-up or Water History**
 - 2) **Environmental Risks.** Including, but not limited to soil, air, water, hydrocarbon, chemical, carbon, asbestos, mold, radon gas and lead-based paint
 - 3) **Roof.** Structural members, roof decking, coverings and related components
 - 4) **Structural Inspection**
 - 5) **Use of Property.** Property use restrictions, building restrictions, easements, restrictive covenants, zoning ordinances and regulations
 - 6) **Square Footage/Acreage.** Buyer shall not rely on any quoted square footage and/or acreage and shall have the right to measure the Property.
- D. EQUIPMENT.** Buyer and Seller shall have 7 days (7 days if blank) after the Seller's receipt of the completed TRR form to negotiate the Treatment, Repair, or Replacement items. If a written agreement is reached, seller shall complete all agreed Treatments, Repairs, or Replacements prior to the closing date. If a written agreement is not reached within the time specified in this provision, the Contract shall terminate and the Earnest Money returned to the Buyer.
- E. WOOD DESTROYING INSECTS INSPECTION.** Within 20 days (ten[10] if left blank) from the Time Reference Date of this Contract, Buyer shall have the right to have the Property inspected by Buyer's choice of a licensed exterminating company and deliver to Seller, in care of Seller's Broker, if applicable, an infestation report. The expense of such report shall be the Buyer's expense. In the event the report shows visible infestation or visible damage, Seller agrees, at Seller's expense, to treat and/or repair same, provided the estimated cost to cure such infestation or damage does not exceed \$ 5,000.00. If the estimated cost exceeds such amount, Seller shall have the option to cancel and terminate this Contract within forty-eight (48) hours of being advised of such estimate unless Buyer agrees, in writing, to pay any costs in excess of such amount.
- F. BUYER'S RIGHT TO CANCEL.** If, upon Buyer's investigation, inspections and reviews, the Buyer determines that the Property is not suitable for Buyer's intended use, the Buyer may cancel and terminate this Contract and receive a refund of the earnest money by delivering written notice to the Seller, in care of Seller's Broker, if applicable, as provided in Paragraph 17 within twenty-four (24) hours of the expiration of the time period specified in this provision.
- 6. RISK OF LOSS.** Until transfer of Title or transfer of possession, risk of loss to the Property, ordinary wear and tear excepted, shall be upon Seller; after transfer of Title or transfer of possession, risk of loss shall be upon Buyer. (Parties are advised to address insurance coverage regarding transfer of possession prior to Closing.)
- 7. NON-FOREIGN SELLER.** Seller represents that at the time of acceptance of this contract and at the time of Closing, Seller is not a "foreign person" as such term is defined in the Foreign Investments in Real Property Tax Act of 1980 (26 USC Section 1445(f) et. Sec) ("FIRPTA"). If either the sales price of the property exceeds \$300,000.00 or the buyer does not intend to use the property as a primary residence then, at the Closing, and as a condition thereto, Seller shall furnish to Buyer an affidavit, in a form and substance acceptable to Buyer, signed under penalty of perjury containing Seller's United States Social Security and/or taxpayer identification numbers and a declaration to the effect that Seller is not a foreign person within the meaning of Section "FIRPTA."
- 8. ACCEPTANCE OF PROPERTY.** Buyer, upon accepting Title or transfer of possession of the Property, shall be deemed to have accepted the Property in its then condition. No warranties, expressed or implied, by Sellers, or Seller's Broker and/or their associated licensees, with reference to the condition of the Property, shall be deemed to survive the Closing.

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 Property Address _____

9. TITLE EVIDENCE. Seller shall furnish Buyer title evidence covering the Property. Such title evidence shall be in the form of:

(check one or both)

- ☒ **SURFACE RIGHTS ABSTRACT (A below)**
☐ **TITLE INSURANCE COMMITMENT AND SURVEY (B below)**

A. SURFACE RIGHTS ABSTRACT

- 1) Seller, at Seller's expense, within thirty (30) days prior to Closing Date, agrees to make available to Buyer the following (collectively referred to as "the Title Evidence"):
 - a) A complete surface-rights-only Abstract of Title, certified by an Oklahoma-licensed and bonded abstract company; and
 - b) A current Uniform Commercial Code Search Certificate.
- 2) **LAND OR BOUNDARY SURVEY.** Seller agrees that Buyer, at (check one) ☒ Buyer's ☐ Seller's expense, may have a licensed surveyor enter upon the Property to perform a Land or Boundary (Pin Stake) Survey that shall then be considered as part of the Title Evidence.
- 3) **BUYER TO EXAMINE TITLE EVIDENCE.**
 - a) Buyer shall have ten (10) days after receipt to examine the Title Evidence and to deliver Buyer's objections to Title to Seller or Seller's Broker, if applicable. In the event the Title Evidence is not made available to Buyer within ten (10) days prior to Closing Date, said Closing Date shall be extended to allow Buyer the ten (10) days from receipt to examine the Title Evidence.
 - b) Buyer agrees to accept Title subject to: (i) utility easements serving the Property, (ii) building and use restrictions of record, (iii) set back and building lines, (iv) zoning regulations, and (v) reserved and severed mineral rights, which shall not be considered objections for requirements of Title.
- 4) **SELLER TO CORRECT ISSUES WITH TITLE (IF APPLICABLE); POSSIBLE CLOSING DELAY.** Upon receipt by Seller, or in care of Seller's Broker, if applicable, of any Title requirements reflected in an Attorney's Title Opinion or Title Insurance Commitment, based upon the standard of marketable title set out in the Title Examination Standards of the Oklahoma Bar Association, the Parties agree to the following:
 - a) Seller, at Seller's expense, shall make reasonable efforts to obtain and/or execute all documents necessary to cure Title requirements identified by Buyer; and
 - b) Delay Closing Date for _____ days [thirty (30) days if left blank], or a longer period as may be agreed upon in writing, to allow Seller to cure Buyer's Title requirements. In the event Seller cures Buyer's objection prior to the delayed Closing Date, Buyer and Seller agree to close within five (5) days of notice of such cure. In the event that Title requirements are not cured within the time specified in this Paragraph, the Buyer may cancel the Contract and receive a refund of the earnest money.

B. TITLE INSURANCE COMMITMENT AND SURVEY

- 1) Seller, at ☐ Buyer's ☐ Seller's expense (check one), (including the cost of pre-closing abstracting and Title examiner's report) within _____ days after _____, shall furnish Buyer a Commitment for title insurance from a title insurance company acceptable to Buyer (the "Title Commitment"). The Title Commitment covering the Property shall be addressed to the Buyer and bind the title company to issue to Buyer, at closing, an American Land Title Association (ALTA) standard form Owner's Policy of Title Insurance (the "Title Policy"), in the amount of the purchase price. The Title Commitment shall set forth the status of the Title to the Property, showing and having attached copies of all liens, claims, encumbrances, easements, rights-of-way, encroachments, reservations, restrictions and any other matters affecting the Property.
- 2) Seller, at ☐ Buyer's ☐ Seller's expense (check one), within _____ days after _____, shall furnish Buyer five (5) copies of a survey of the Property, prepared by a licensed surveyor, dated or updated no more than six (6) months prior to the **Time Reference Date** (the "Survey"). The Survey shall show:
 - a) The boundary lines, dimensions and area of the land indicated thereon,
 - b) The location of all fences, buildings, driveways, monuments, and other improvements located within the boundary lines,
 - c) The location of all setback lines
 - d) The location of all easements, alleys, streets, roads, rights-of-way, and other matters of record affecting such land, together with the instrument, book and page number indicated,
 - e) If the Property is un-platted, a metes and bounds description of the Property,

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 Property Address _____

- f) The scale, the North direction, the beginning point, distance to the nearest intersecting street, and point of reference from which the Property is measured, and
- g) If the Property is located in (i) a floodway, (ii) a 100-year flood plain, (iii) a "flood prone area," as defined by the United States Department of Housing and Urban Development (HUD), pursuant to the U.S. Flood Disaster Protection Act of 1973, as amended, or (iv) an area classified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, reflected by Flood Insurance Rate Map covering the area in which the Property is situated; and shall identify the portion of the Property located in such floodway, 100-year flood plain, flood prone area, or flood hazard area. Such Survey shall be in a form sufficient to permit the Title Company issuing the Title Policy to remove printed survey exception from the policy.
- 3) The legal description of the Property contained in the Survey, if different from the description contained in this Contract, once approved by Buyer and Seller, shall be substituted for the description of the Property and the Contract shall be deemed amended by the substitution of the legal description of the Property contained in the Survey without the necessity of the Parties executing any further amendment to the Contract.
- 4) Buyer shall have ten (10) days from the receipt of both the Commitment for Title Insurance and the Survey referred to above to examine the same and specify to Seller, in care of Seller's Broker, if applicable, in writing, those matters which Buyer finds objectionable. No matter in the Title Commitment shall be construed as a valid objection to title under this Contract unless it is so construed under the Title Examination Standards of the Oklahoma Bar Association, where applicable. In case of valid objections to the title in the Title Commitment, Seller shall have thirty (30) days, or such additional time as may be agreed to, in writing, by Seller and Buyer, to make reasonable efforts to cure or remove such objections. If Buyer, or Buyer's Broker, if applicable, does not deliver to Seller, in care of Seller's Broker, if applicable, a written notice specifying those items to which Buyer objects within ten (10) days after the receipt by Buyer of the information referred to above, then all of the items reflected in the Title Commitment and Survey shall be considered to be acceptable to Buyer. If such valid objections cannot be satisfied within the time stipulated in this Paragraph, the earnest money shall be refunded to the Buyer, Buyer shall return the abstract to Seller, and this Contract shall be of no further force and effect.
- 5) On the date of closing of this transaction, as provided in the Contract, Seller shall furnish to Buyer a copy of the Title Commitment, fully marked and initialed by the title company issuing the Owner's Title Policy, which marked Title Commitment, shall reflect the exceptions and provisions to be contained in the Owner's Title policy upon issuance thereof. The Title Commitment shall commit to issue to Buyer an owner's policy of title insurance, covering all of the Property, in the sum of the purchase price, and written on an American Land Title Association (ALTA) Owner's Policy form or its equivalent, and, except for the objections Buyer has agreed to waive showing only the standard printed exceptions and exclusions contained in the said ALTA form of Owner's Title Policy. The premium charged by the Title Company and post closing abstracting expense of providing such Title Policy shall be borne by:
- (check one) ☐ Buyer ☐ Seller
- 6) The Title Commitment shall permit deletion of the Survey exceptions, at Buyer's sole cost and expense. Additional extended coverage, including waiver of the standard exceptions and an ALTA standard zoning endorsement, which reflects the zoning classification of the Property, shall also be provided by Seller, at Buyer's request, and costs for such extended coverage in excess of the base policy premium shall be reimbursed to Seller by Buyer at closing.
- 7) Seller shall make reasonable efforts, at Seller's sole cost and expense, to cure or remove objections identified in the Survey. If Seller fails to cause all of the objections to be removed or cured prior to the closing date, or if Seller, or Seller's Broker, if applicable, notifies Buyer, in care of Buyer's Broker, if applicable, of Seller's decision not to cure or remove some, or all, of the objections, Buyer's sole remedy shall be to:
- a) Terminate this Contract by giving Seller, in care of Seller's Broker, if applicable, written notice thereof, which notice must be given within five (5) days after Seller, or Seller's Broker, if applicable, notifies Buyer, in care of Buyer's Broker, if applicable, of Seller's decision not to cure or remove the objections; in which event, the earnest money, together with all interest earned thereon, shall be returned to the Buyer, and neither Party shall have any further rights, duties, or obligations hereunder; or
- b) Elect to purchase the Property subject to the Buyer's objections not so removed or cured; in which event, the objections not removed or cured shall be deemed acceptable to Buyer.
- 8) Notwithstanding anything to the contrary contained in this Contract, in the event the transaction contemplated by this Contract does not close for any reason except Seller's failure to cure or remove a title objection described in the Survey or wrongful refusal to close, **Buyer shall be responsible for the payment of the cost of the Survey.** Upon closing, any existing Abstract(s) of Title, owned by Seller, shall become the property of Buyer.

Property Address 10 W Main, Ardmore, OK 73401

10. TAXES, ASSESSMENTS AND PRORATIONS.

- A. General ad valorem taxes for the current calendar year shall be prorated through the date of closing, if certified. However, if the amount of such taxes has not been fixed, the proration shall be based upon the rate of levy for the previous calendar year and the most current assessed value available at the time of Closing.
- B. The following items shall be paid by Seller at Closing: (i) Documentary Stamps; (ii) all utility bills, actual or estimated; (iii) all taxes other than general ad valorem taxes which are or may become a lien against the Property; and (iv) any labor, materials, or other expenses related to the Property, incurred prior to Closing which is or may become a lien against the Property.
- C. At Closing all leases, if any, shall be assigned to Buyer and security deposits, if any, shall be transferred to Buyer. Prepaid rent and lease payments shall be prorated through the date of Closing.
- D. If applicable, membership and meters in utility districts to include, but not limited to, water, sewer, ambulance, fire, garbage, shall be transferred at no cost to Buyer at Closing.
- E. If the property is subject to a mandatory Homeowner's Association, dues and assessments, if any, based on most recent assessment, shall be prorated through the date of Closing.
- F. All governmental and municipal special assessments against the property (matured or not matured), not to include Homeowner's Association special assessments, whether or not payable in installments, shall be paid in full by Seller at Closing.

11. ADDITIONAL PROVISIONS.

Seller will be responsible for Elevator Completion and will provide Buyer with State Certification upon completion.

Buyers will create an LLC and take possession in the name of that LLC.

Seller will have 90 days after closing to vacate office space and 120 to remove all personal belongings from basement.

Seller is conveying Surface Rights Only.

* Seller will ensure that Citizen's Bank Lease will transfer to new Owners

- 12. **TAX DEFERRED EXCHANGE 1031.** In conformance with Section 1031 of the Internal Revenue Code, it may be the intention of the Seller or Buyer or both to effect a tax-deferred exchange. Either the Seller or Buyer or both may assign his/her rights in the contract to a Qualified Intermediary for the purpose of effecting a tax-deferred exchange. The Parties agree to cooperate and execute the necessary documents to allow either or both Parties to effect such exchange at no additional cost or liability to the other Party. However, any warranties that may be expressed in this contract shall remain and be enforceable between the Parties executing this document.

- 13. **MEDIATION.** Any dispute arising with respect to the Contract shall first be submitted to a dispute resolution mediation system servicing the area in which the Property is located. Any settlement agreement shall be binding. In the event an agreement is not reached, the Parties may pursue legal remedies as provided by the Contract.

- 14. **BREACH AND FAILURE TO CLOSE.** Seller or Buyer shall be in breach of this contract if either fails to comply with any material covenant, agreement, or obligation within the time limits required by this Contract.
TIME IS OF THE ESSENCE IN THIS CONTRACT.

A. UPON BREACH BY SELLER. If the Buyer performs all of the obligations of Buyer, and if, within five (5) days after the date specified for Closing under Paragraph 3, Seller fails to convey the Title or fails to perform any other obligations of the Seller under this Contract, then Buyer shall be entitled to either cancel and terminate this Contract, return the abstract to Seller and receive a refund of the earnest money, or pursue any other remedy available at law or in equity, including specific performance.

B. UPON BREACH BY BUYER. If, after the Seller has performed Seller's obligation under this Contract, and if, within five (5) days after the date specified for Closing under Provision 3, the Buyer fails to provide funding, or to perform any other obligations of the Buyer under this Contract, then the Seller may, at Seller's option, cancel and terminate this Contract and retain all sums paid by the Buyer, but not to exceed 5% of the purchase price as liquidated damages, or pursue any other remedy available at law or in equity, including specific performance.

15. INCURRED EXPENSES AND RELEASE OF EARNEST MONEY.

A. INCURRED EXPENSES. Buyer and Seller agree that any expenses, incurred on their behalf, shall be paid by the Party incurring such expenses and shall not be paid from earnest money.

B. RELEASE OF EARNEST MONEY. In the event a dispute arises prior to the release of earnest money held in escrow, the escrow holder shall retain said earnest money until one of the following occur:

- 1) A written release is executed by Buyer and Seller agreeing to its disbursement;
- 2) Agreement of disbursement is reached through Mediation;
- 3) Interpleader or legal action is filed, at which time the earnest money shall be deposited with the Court Clerk; or
- 4) The passage of thirty (30) days from the date of final termination of the Contract has occurred and options 1), 2) or 3) above has not been exercised; Broker escrow holder, at Broker's discretion, may disburse earnest money. Such disbursement may be made only after fifteen (15) days written notice to Buyer and Seller at their last known address stating the escrow holder's proposed disbursement.

- 16. **DELIVERY OF ACCEPTANCE OF OFFER OR COUNTEROFFER.** The Buyer and Seller authorize their respective Brokers, if applicable, to receive delivery of an accepted offer or counteroffer.

This form was created by the Oklahoma Real Estate Contract Form Committee and approved by the Oklahoma Real Estate Commission.

OREC COMMERCIAL IMPROVED (02-2018-R1)

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PENDANT_000290

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 Property Address 10111 N. 100th, Oklahoma, OK 73401

17. **NOTICE.** Any notice provided for herein shall be given in writing, sent by (a) personal delivery, (b) United States mail, postage prepaid, or (c) by facsimile, to the Escrow Agent, with copies to the other Parties, addressed as follows:

To Escrow/Closing Agent:

Love County Closing Company

c/o _____

Phone: _____

Buyers: _____

Ron Gill and Jeri McKenzie

c/o _____

Phone: _____

FAX: _____

Email: _____

FAX: _____

Sellers: _____

The Colston Corporation

c/o _____

Phone: _____

FAX: _____

Email: _____

or such other address as shall hereafter be designated in writing.

18. **BROKER RELATIONSHIP DISCLOSURE/COMMISSION.** Parties acknowledge and confirm that Broker(s) providing brokerage services to the Parties have described and disclosed their duties and responsibilities to the Parties prior to the Parties signing this Contract.

☒ (Applicable for in-house transactions only) Parties acknowledge and confirm that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract. Parties further acknowledge receipt of Estimate of Costs associated with this transaction and that a Contract Information Booklet has been made available to the Parties in print, or at www.orec.ok.gov.

Seller acknowledges and confirms that the Broker providing brokerage services to the seller has described and disclosed their duties and responsibilities to the seller prior to the seller signing this Contract.

It is further acknowledged and agreed by the Parties that the ☐ Buyer ☐ Seller (check one) will pay the Listing Broker a commission equal to _____ of the purchase price at Closing for services rendered in this real estate transaction.

19. **TERMINATION OF OFFER.** The above Offer shall automatically terminate on _____ unless withdrawn prior to acceptance or termination.

20. **EXECUTION BY Parties.**

AGREED TO BY BUYER:

On this Date: 2/12/2020

Ron Gill

Buyer's Printed Name

Designated by:

Ron Gill

Buyer's Signature

Jeri McKenzie

Buyer's Printed Name

Jeri McKenzie

Buyer's Signature

AGREED TO BY SELLER:

On this Date: 2/17/20

Lisa Bean

Seller's Printed Name

Lisa Bean

Seller's Signature

Seller's Printed Name

Seller's Signature

OFFER REJECTED AND SELLER IS NOT MAKING A COUNTEROFFER _____, 20____

Seller's Signature

Seller's Signature

THE COLSTON BUILDING
ARDMORE, OKLAHOMA
January 1, 2018

9.95 sq ft

ROOM NO.	TOTAL FOOTAGE	TENANT	AMOUNT PER MONTH	Per Year \$/SF	
				12	
Restaurant	1152.00	Café	\$800	\$9,600	\$8.33
201	337.33		\$280	\$3,356	\$9.95
202	277.00		\$230	\$2,756	\$9.95
203	247.10		\$205	\$2,459	\$9.95
204	238.51		\$198	\$2,373	\$9.95
205	230.00		\$191	\$2,289	\$9.95
206	374.25		\$310	\$3,724	\$9.95
207	201.66		\$167	\$2,007	\$9.95
208	201.66		\$167	\$2,007	\$9.95
209	233.75		\$194	\$2,326	\$9.95
210	201.66		\$167	\$2,007	\$9.95
211	207.77		\$172	\$2,067	\$9.95
212	329.33		\$273	\$3,277	\$9.95
213	230.00		\$191	\$2,289	\$9.95
214	209.77		\$174	\$2,087	\$9.95

215	230.00	\$191	\$2,289	\$9.95
216	230.00	\$191	\$2,289	\$9.95
217	230.00	\$191	\$2,289	\$9.95
218	304.80	\$253	\$3,033	\$9.95
219	191.75	\$159	\$1,908	\$9.95
220	140.87	\$117	\$1,402	\$9.95
221	140.87	\$117	\$1,402	\$9.95
222	191.25	\$159	\$1,903	\$9.95
301	337.33	\$280	\$3,356	\$9.95
302	349.89	\$290	\$3,481	\$9.95
303	195.00	\$162	\$1,940	\$9.95
304	222.00	\$184	\$2,209	\$9.95
305	230.00	\$191	\$2,289	\$9.95
306	374.25	\$310	\$3,724	\$9.95
307	206.80	\$171	\$2,058	\$9.95
308	204.10	\$169	\$2,031	\$9.95
309	233.75	\$194	\$2,326	\$9.95
310	204.10	\$169	\$2,031	\$9.95
311	204.10	\$169	\$2,031	\$9.95

312	336.27	\$279	\$3,346	\$9.95
313/314	439.77	\$365	\$4,376	\$9.95
315	230.00	\$191	\$2,289	\$9.95
316	230.00	\$191	\$2,289	\$9.95
317	230.00	\$191	\$2,289	\$9.95
318	301.75	\$300	\$3,600	\$11.93
319	191.25	\$159	\$1,903	\$9.95
320	131.25	\$109	\$1,306	\$9.95
321	140.87	\$117	\$1,402	\$9.95
322	191.25	\$159	\$1,903	\$9.95
401	337.33	\$280	\$3,356	\$9.95
402	349.89	\$290	\$3,481	\$9.95
403	209.77	\$174	\$2,087	\$9.95
404	230.00	\$191	\$2,289	\$9.95
405	230.00	\$191	\$2,289	\$9.95
406	374.25	\$310	\$3,724	\$9.95
407	204.10	\$169	\$2,031	\$9.95
408	204.10	\$169	\$2,031	\$9.95
409	233.75	\$194	\$2,326	\$9.95

410	207.77	\$172	\$2,067	\$9.95
411	207.77	\$172	\$2,067	\$9.95
412	336.27	\$279	\$3,346	\$9.95
413	230.00	\$191	\$2,289	\$9.95
414	209.77	\$174	\$2,087	\$9.95
415	229.98	\$191	\$2,288	\$9.95
416	230.00	\$191	\$2,289	\$9.95
417	230.00	\$191	\$2,289	\$9.95
418	304.81	\$253	\$3,033	\$9.95
419	191.25	\$159	\$1,903	\$9.95
420	140.87	\$117	\$1,402	\$9.95
421	220.40	\$183	\$2,193	\$9.95
422	114.04	\$95	\$1,135	\$9.95
500	231.44	\$192	\$2,303	\$9.95
501	231.44	\$192	\$2,303	\$9.95
502	263.25	\$218	\$2,619	\$9.95
503	209.08	\$173	\$2,080	\$9.95
504	246.69	\$205	\$2,455	\$9.95
505	238.51	\$198	\$2,373	\$9.95

506	374.25	\$310	\$3,724	\$9.95
507	201.66	\$167	\$2,007	\$9.95
508	211.64	\$175	\$2,106	\$9.95
509	233.75	\$194	\$2,326	\$9.95
510	207.77	\$172	\$2,067	\$9.95
511	207.77	\$171	\$2,047	\$9.85
512	336.27	\$279	\$3,346	\$9.95
513	230.00	\$191	\$2,289	\$9.95

Ground Floor				
West Side	3258			
Mezzanine	1864			
East Side	2634			
SE Corner	201.58		\$4,686	
Main St. Frontage	818.18		\$714	
SW Corner	627.27		\$520	
Mezz. Vault			\$266	
	9403.037		\$6,187	
			\$-	
TOTAL SQ. FT.	36667.48		\$28,570	
		THE COLSTON BUILDING		
BUILDING				
OFFICE RENTAL		9.95 PER SQUARE FOOT		
BANK RENTAL		7.07 PER SQUARE FOOT		
TOTAL SQ. FT		36657.48 Approximately		
PARKING				
TENANTS	\$18.00	68 spaces		

Tenant Name	Room #	SF Per Unit	Rent	Park	Storage	Other	Total
Citizens Bank & Trust	Bank	7,957.00	4,686.00				4,686.00
(only paying for 7,030 SF)							
Valbel West Corp.	202	277.00					
JWFF	203	247.10					
	204	238.51					
	205	230.00					
	206	374.25					
OK Ins. Exch.	218	304.80					
	219	191.75					
Sub-Total SF		1,863.41	1,739.00	40.00	0.00	0.00	1,779.00
Jordex	207	201.66					
	208	201.66					
Sub-Total SF		403.32	370.00	20.00			390.00
Tammy Morgan	209	233.75	214.00				214.00
Estate of Freeman Galt	210	201.66	185.00				185.00
							0.00
W. F. Parrish	211	207.77	190.00				190.00
Lloyd Biddick	212	329.33					
	213	230.00					
	214	209.77					
	215	230.00					
	216	230.00					
Sub-Total		1,229.10	1,127.00	60.00	18.00		1,205.00
Jodye Valcasara	217	230.00	211.00				211.00
Betsy Clark	221	140.87	129.00				129.00
Day By Day Counseling	222	191.25	175.00				175.00
David Blankenship	301	337.33					0.00
	302	349.89					0.00
Sub-Total		687.22	630.00	40.00	18.00		688.00
Daniel Card	305	230.00	211.00				211.00

Boxcar Enterprises LLC	306	374.25	343.00				343.00
RMS	308	204.10					
	309	233.75					
Sub-total		437.85	\$ 401.00	\$ 30.00			\$ 431.00
Francis Sparks Estate	315	230.00	211.00				211.00
Platoon 7 LLC	321	140.87	129.00	20.00			149.00
Toby Denny	322	191.25	175.00				175.00
Chandler & Assoc.	402	349.89					
	403	209.77					
Sub-Total		559.66	513.00				513.00
Hale Stromberg	404	230.00	211.00	20.00			231.00
The Colston Corporation	405	230.00					
	406	374.25					
Sub-Total		604.25	554.00				554.00
Jazz's Spa Lounge	407	204.10	187.00				187.00
David Pyle	408	204.10	187.00				187.00
Bosham	409	233.75	214.00				214.00
Steve Dyer	410	207.77	214.00				214.00
Maggie Monroe	412	336.27	308.00	15.00			323.00
Wichita Mtn. Prevention	414	209.77					
	415	229.98					
	416	230.00					
	417	230.00					
	418	304.81					
	420	14.87					
Sub-Total		1,219.43	1,233.00	80.00			1,313.00
Peggy Thomason, K. Archer	419	191.25	175.00				175.00
Enervus	421	220.40					

	422	114.04					
Sub-total		334.44	307.00	40.00			347.00
Dolman Assoc.	501	231.44					
	502	263.25					
	503	209.08					
	504	246.69					
	505	238.51					
Sub-Total		1,188.97	1,302.00	40.00	27.00		1,369.00
Bill Stromberg, Jr.	506	374.25	343.00				343.00
Dyer & Dyer	507	201.66					
	508	211.64					
Sub-Total		413.30	379.00	40.00			419.00
Hewitt Minerals	509	233.75					
	510	207.77					
	511	207.77					
	512	336.27					
	513	230.00					
	519	191.25					
	520	140.87					
	521	140.87					
	522	191.25					
Sub-Total		1,879.80	1,721.00	80.00	18.00		1,819.00
David Pyle-Remlig Oil Co.	319	191.25					
	514	204.09					0.00
	515	229.98					0.00
	516	230.00					0.00
	517	230.00					0.00
	518	336.27					0.00
Sub-Total		1,421.59	2,092.46	70.00	5.00		2,167.46
Lou Ann Zellers	601	337.33	309.20				309.20
Vertical Petroleum	602	349.89					
	603	195.00					
	604	222.00					
Sub-total		766.89	743.00	20.00			763.00
Double C Cattle Co.	605	249.44					

	606	374.25					
Sub-Total		623.69	573.00	20.00			593.00
Larry Scott	610	201.66	185.00				185.00
							0.00
Chapman Brothers	615	230.00	426.00		18.00		444.00
Chapman Energy	607	201.66	989.00	40.00	9.00		
Chapman Minerals	608	201.66	493.00	20.00	18.00		
Bice	609	233.75	291.00	20.00			
ECIB	611	207.77	190.00	20.00			
EJC Management	612	336.27	211.00	20.00			
Tres Tierras	613	230.00	211.00	20.00			
	614	209.77					
	616	230.00					
	617	230.00					
	618	301.75					
	619	191.25					
	620	140.23					
	621	140.23					
	622	191.25					
Sub-Total		3,045.59	2,385.00	140.00	27.00		5,597.59
John White	Grd. Flr.	627.27	575.00				
Bill Parker	Grd. Flr.	818.18	790.00				
Sub-Total		1,445.45	1,365.00				1,365.00
S. W. PCS	Roof		744.19				744.19
Carr Engineering	Storage					35.00	35.00
OCCUPIED SF TOTAL		31,203.11	27,796.85	775.00	131.00	35.00	29,639.25

VACANT SF	Unit #	SF	Rent/unit				Total Inc.
Restaurant	Cafe	1,152.00	800.00				800.00
Vacant	201	337.33	280.00				280.00
Vacant	209	233.75	214.00				214.00
Vacant	210	201.66	185.00				185.00
Vacant	211	207.77	190.00				190.00
Vacant	220	140.87	129.00				129.00
Vacant	303	195.00	179.00				179.00
Vacant	304	222.00	203.00				203.00
Vacant	307	206.80	189.00				189.00
Vacant	310	204.10	186.00				186.00
Vacant	311	204.10	186.00				186.00
Vacant	312	336.27	308.00				308.00

Vacant	313, 314	439.77	403.00				403.00
Vacant	316	230.00	211.00				211.00
Vacant	317	230.00	211.00				211.00
Vacant	318	301.75	331.00				331.00
Vacant	320	131.25	120.00				120.00
Vacant	401	337.33	309.00				309.00
Vacant	411	207.77	190.00				190.00
Vacant	413	230.00	211.00				211.00
Vacant	500	231.44	212.00				212.00
VACANT SF TOTAL		5,980.96	5,247.00				5,247.00
TOTAL SF		37,184.07	33,043.85	775.00	131.00	35.00	34,886.25

Comparable Data

Neustadt Plaza

Comparable 1

Sale Information

Buyer	UAA, LLC	
Seller	JBS Group, LLC	
Sale Date	2/2/2017	
Transaction Status	Recorded	
Sale Price	\$800,000	\$19 /SF NRA
Analysis Price	\$1,040,000	\$25 /SF NRA
Recording Number	6355 / 227	
Rights Transferred	Leased Fee	
Financing	Cash to Seller	
Conditions of Sale	Arm's Length	

Income Analysis

Rent Income	\$330,952	\$8.00 /SF NRA
Gross Income	\$330,952	\$8.00 /SF NRA
Vacancy Loss	(\$198.57)	0.06 % GI
Effective Gross Income	\$330,753.43	\$8.00 /SF NRA
Expenses	(\$227,529)	(\$5.50) /SF NRA
Net Operating Income	\$103,224.43	\$2.50 /SF NRA
Cap Rate	9.93%	

Property

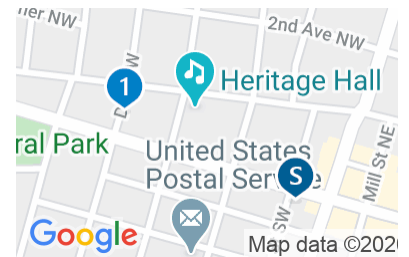
Type	Office
Gross Building Area (GBA)	49,013 SF
Net Rentable Area (NRA)	41,369 SF
Buildings	1 Building, 4 Floors
Year Built	1977
Land Area	1.09 Acres (47,480 SF)
Site Coverage Ratio	103.23%
FAR	1.03
Zoning	CD
Shape	Rectangular
Topography	Level to Sloping
Corner	Yes
Flood Zone	Zone X (Unshaded)



333 W Main Street
Ardmore, OK 73401

County
Carter

APN
0010-00-328-001-0-001-00



Remarks

Sale of a multi-tenant office building comprising 41,369 SF-NRA. Actual sale price was \$800,000 or \$19.34/SF. After acquisition, the buyer spent approximately \$240,000 on elevator and general repair. The effective sale price above of \$1,040,000 equates to \$25.14/SF.

BOA Capitol Hill OB

Comparable 2

Sale Information

Buyer	Mason Realty Investors, LLC	
Seller	NB Properties, LLC	
Sale Date	6/21/2019	
Transaction Status	Recorded	
Sale Price	\$1,425,000	\$56 /SF NRA
Analysis Price	\$1,520,000	\$60 /SF NRA
Recording Number	14057 / 1338	
Rights Transferred	Leased Fee	
Financing	Cash to Seller	
Conditions of Sale	Arm's Length	

Income Analysis

Occupancy	100.0%	
Rent Income	\$264,930	\$10.44 /SF NRA
Other Income	\$52,795	\$2.08 /SF NRA
Gross Income	\$317,725	\$12.52 /SF NRA
Vacancy Loss	(\$19,063.50)	6.00 % GI
Effective Gross Income	\$298,661.50	\$11.77 /SF NRA
Expenses	(\$162,000)	(\$6.38) /SF NRA
Net Operating Income	\$136,661.50	\$5.39 /SF NRA
Cap Rate	8.99%	

Property

Type	Office
Gross Building Area (GBA)	25,373 SF
Net Rentable Area (NRA)	25,373 SF
Buildings	1 Building, 2 Floors
Parking	93 Spaces (3.7/1,000 SF NRA)
Year Built	1978
Land Area	1.59 Acres (69,260 SF)
Site Coverage Ratio	36.63%
FAR	0.37
Zoning	C-CBD
Shape	Rectangular
Topography	Level
Corner	Yes
Flood Zone	Zone X (Unshaded)



2701 S Harvey Ave
Oklahoma City, OK 73109

County
Oklahoma

APN
R091475225



Remarks

Sale of a multi-tenant office building comprising 25,373 SF of gross rentable area. The improvements were 100% leased at time of sale. Actual sale price was \$1,425,00 or \$56.16/SF; however, the sale price did not include sales commission. The effective sale price of \$1,520,000 or \$59.91/SF shown above is adjusted to include sales commission.

3801 NW 63rd St Units 2 & 3

Comparable 3

Sale Information

Buyer	Lucky Investments, LLC	
Seller	Edgewater Offices, LLC	
Sale Date	10/11/2019	
Transaction Status	Recorded	
Sale Price	\$565,000	\$41 /SF NRA
Analysis Price	\$659,398	\$48 /SF NRA
Rights Transferred	Leased Fee	
Financing	Cash to Seller	
Conditions of Sale	Arm's Length	

Income Analysis

Rent Income	\$135,051	\$9.78 /SF NRA
Gross Income	\$135,051	\$9.78 /SF NRA
Vacancy Loss	(\$9,453.57)	7.00 % GI
Effective Gross Income	\$125,597.43	\$9.09 /SF NRA
Expenses	(\$64,603)	(\$4.68) /SF NRA
Net Operating Income	\$60,994.43	\$4.42 /SF NRA
Cap Rate	9.25%	

Property

Type	Office
Gross Building Area (GBA)	14,976 SF
Net Rentable Area (NRA)	13,814 SF
Buildings	2 Buildings, 2 Floors
Year Built	1977
Land Area	0.37 Acres (16,117 SF)
Site Coverage Ratio	92.92%
FAR	0.93
Zoning	C-3
Shape	Irregular
Topography	Level
Flood Zone	Zone X (Unshaded)

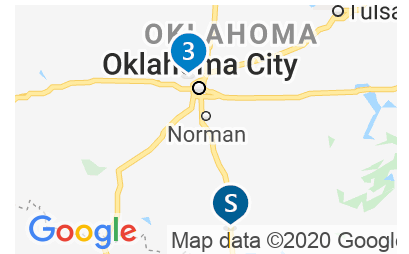


3801 NW 63rd St
Oklahoma City, OK 73116

County
Oklahoma

Submarket
Oklahoma City

APN
R128042000, R128043000



Remarks

Sale of a multi-tenant office building comprising 13,814 SF-GLA. Actual sale price was \$565,000 or \$40.90/SF. Property was 72% leased at time of sale. The effective sale of \$659,398 or \$47.73/SF price shown above includes costs to achieve stabilize occupancy.

The Quintin Little Building

Comparable 1

Lease Information

Tenant	Federal Bureau of Investigation
Tenant Type	Office
Lease Type	New
Tenant Size	2,537 SF
Start Date	9/1/2018
Lease Term	8 Years (96 Months)
Rent	\$15.51 (Yr.) / \$1.29 (Mo.)
Expense Structure	Full Service

Property

Type	Office
Gross Building Area (GBA)	36,050 SF
Net Rentable Area (NRA)	36,050 SF
Buildings	1 Building, 2 Floors
Parking	106 Spaces (2.9/1,000 SF NRA)
Year Built	1981
Land Area	5.42 Acres (236,095 SF)
Site Coverage Ratio	7.63%
FAR	0.15
Shape	Irregular
Topography	Level
Flood Zone	Zone X (Unshaded)



2007 N Commerce St
Ardmore, OK 73401

County
Carter

APN
1025-00-001-001-0-001-00



Remarks

New 8-year office lease to the Federal Bureau of Investigation. Stated lease area is 2,306 SF. The square footage is based off usable area. The square footage shown above includes an adjustment for common area factor of 10%. The rate is \$39,363 annually or \$15.51/Rentable-SF

Neustadt Plaza

Comparable 2

Lease Information

Tenant	Confidential
Tenant Type	Office
Lease Type	New
Tenant Size	432 SF
Start Date	2/1/2020
Rent	\$9.26 (Yr.) / \$0.77 (Mo.)
Expense Structure	Full Service

Property

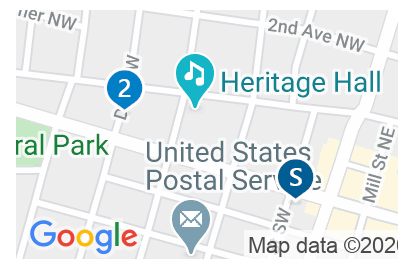
Type	Office
Gross Building Area (GBA)	49,013 SF
Net Rentable Area (NRA)	41,369 SF
Buildings	1 Building, 4 Floors
Year Built	1977
Land Area	1.09 Acres (47,480 SF)
Site Coverage Ratio	103.23%
FAR	1.03
Zoning	CD
Shape	Rectangular
Topography	Level to Sloping
Corner	Yes
Flood Zone	Zone X (Unshaded)



333 W Main Street
Ardmore, OK 73401

County
Carter

APN
0010-00-328-001-0-001-00



Remarks

New 1-year lease for office space in Neustadt Plaza. Lease rate is \$4,000/month, full service. Usable size is 400 SF. The analysis employs a rentable area; therefore, the usable size is increased to include an add-on factor. The rentable area of 432 equates to a rental rate of \$9.26/SF.

7 W Main Row Building-Ardmore

Comparable 3

Lease Information

Tenant	Confidential
Tenant Type	Office/Retail
Lease Type	New
Tenant Size	816 SF
Start Date	2/1/2020
Rent	\$8.82 (Yr.) / \$0.74 (Mo.)
Expense Structure	Full Service

Property

Type	Retail, Downtown Row Building
Gross Building Area (GBA)	7,400 SF
Net Rentable Area (NRA)	3,505 SF
Buildings	1 Building, 2 Floors
Year Built	1920 (Renovated 2020)
Land Area	0.08 Acres (3,484 SF)
Site Coverage Ratio	106.2%
FAR	2.12
Zoning	CD
Shape	Rectangular
Topography	Level
Corner	No
Flood Zone	Zone X (Unshaded)

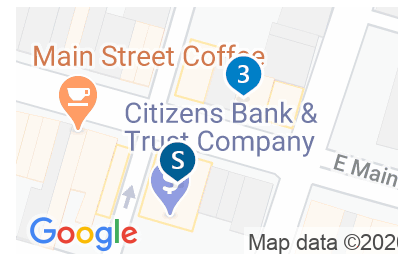


7 W Main
Ardmore, OK 73401

County
Carter

Submarket
Ardmore

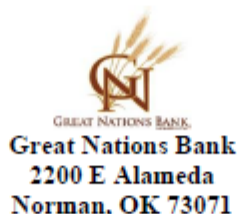
APN
0010-00-325-010-0-001-00 and
0010-00-325-011-0-001-00



Remarks

New month-to-month lease for 816 SF of retail/office space located in downtown Ardmore. Lease rate is \$8.82/SF, full service.

Engagement Letter



Appraisal Report

March 2, 2020

Darin Dalbom VIA **EMAIL** darin.dalbom@npvalusa.com

Property: 10 W. Main, Ardmore, OK

Contact: Realtor: Cindy Robertson 580-721-9355

Legal:
SEE ATTACHED

Borrower: Jerry McKenzie/ Ron Gill (LLC Name TBD)

Dear Mr. Dalbom,

This letter serves as Great Nations Bank's authorization for you to perform an Appraisal Report on the above property, subject to certain conditions. According Federal Deposit Insurance Corporation's Interagency Appraisal and Evaluation Guidelines, the appraiser must attest that he is duly certified to perform the appraisal and that he has no direct or indirect interest of any kind in the property being appraised or the transaction.

Please provide an As Is, As Complete, As Stabilized value for the subject property with corresponding value dates. All three approaches are expected to be completed unless they are not applicable.

The regulation also requires the appraisal to meet certain criteria. The following provisions must be met for this appraisal to comply with the regulation. The appraisal must:

- 1) Conform to generally accepted appraisal standards as evidenced by the USPAP promulgated by the Appraisal Standards Board of the Appraisal Foundation,
- 2) Contain sufficient information and analysis to support the value assigned,
- 3) Analyze and report appropriate deductions and discounts, and
- 4) Be based upon the definition of market value provided in the regulation.

By agreeing to perform this appraisal, you are also attesting that you are a state-certified appraiser, that you have no interest in the property, and that you agree to meet the above requirements.

A signed copy of the narrative report, with photos shall be delivered to Great Nations Bank, 2200 E. Alameda, Norman, Oklahoma 73071 via email to mcaldonio@greatnationsbank.com.

Your acceptance of this assignment and terms shall be confirmed by your signing this letter and returning the same via facsimile to (405) 310-4906. You have stated that you will provide this appraisal to Great Nations Bank for a fee of \$2,985 and that you will deliver the completed appraisal report on the property in 3 weeks.

Thank you for your time and attention concerning the valuation of this property. If you have any questions, please call me at (405) 310-4900 or contact me by e-mail at mcaldonio@greatnationsbank.com.

Sincerely,

Acknowledged and Accepted by:

Melissa Calidonio
Loan Admin Asst.

Appraiser:

Date 3/3/2020



Attachments:



ENVIRO GROUP, L.L.C.

Environmental Record Search Risk Assessment Report-Colston Building 10 W Main Ardmore, OK



Prepared For:

Lynn Groves, Senior VP
Great Nations Bank
PO Box 5719
Norman, Oklahoma 73070

PENDANT_ 000313



ENVIRO GROUP, L.L.C.

Executive Summary

Site Description: Colston Building
Site Address: 10 W Main
Ardmore, OK

Overall Environmental Risk Determination:

Low	X
High	

This report presents the results of the Small Business Administration Records Search and Risk Assessment (RSRA) and an environmental questionnaire prepared by Enviro Group, LLC with the help of John White building manager for the above listed site. This RSRA was reviewed by an environmental professional as defined by the US Environmental Protection Agency's All Appropriate Inquiry (AAI). The conclusion above is based on:

- Fully completed Environmental Questionnaire from the owner's representative and the consultant
- Site inspection and vicinity check (radius search) for environmental violations or cleanups
- A review of the history of the Subject Property based on historical maps, photographs, and other sources
- A review of an environmental database search conducted by Environmental Record Search (ERS) on 2/24/20

Site Overview:

Current Owner: Colston Corporation. Assessor's record R0003796
Current Use: Bank and offices
Current Occupants: Citizens Bank, various company offices
Adjacent properties: Central business district commercial and municipal uses

Resource	High Risk	Low Risk	Comments
Environmental Database Search		X	No recognized environmental conditions on the subject property or immediately adjoining properties.
Historical Aerial Photographs		X	Reviewed and all show agricultural use history up until the late 1880s. Subject was built in 1918 or a little before.
Historical Topographic Maps		X	Reviewed. No flooding history and the basement of the building was dry.
Historical Fire Insurance Maps		X	Sanborn maps were available for this Property. Prior to the Colston building there were small shops at 10 W Main and a lumber yard where the parking lot is.
Environmental Questionnaire		X	Reviewed and found no issues. Asbestos survey for the Property was not available but is recommended.
Overall Environmental Risk		X	This building is of low environmental risk as it has had no industrial uses before becoming an office and bank. There are no buried fuel tanks on the Property or adjacent properties. There were 94 environmental records reviewed in the central business district and none adversely impact the Subject Property.

Ten records were listed at the Subject Property (10 W Main), nine of which were oil and gas firms that have offices at the Property. One historical garage, Butch's Garage in suite #303, was listed and this must have been an office for the garage located elsewhere. All of these records are in the attached ERS summary report. The nearest open leaking underground fuel tank remediation case was Dino Ice and Storage at 400 S Washington which is down gradient and about ½ mile away from the Subject. It does not impair the Subject.

Recommendations:

Overall, the building is in good conditions with no major deferred maintenance. The following inspections or surveys may want to be completed prior to closing:

Mechanical, Electrical and Plumbing

Asbestos survey to determine the extent of asbestos

Structural engineer: To evaluate the soundness of the building's structure especially the roof load due to communication equipment located on the roof top.

Attachments:

- Site Photographs
- ERS Database Search 2/24/20 with Aerial Photos, Topographic Map
- ASTM Questionnaire
- Insurance for Preparer

Site Photographs 2/25/20



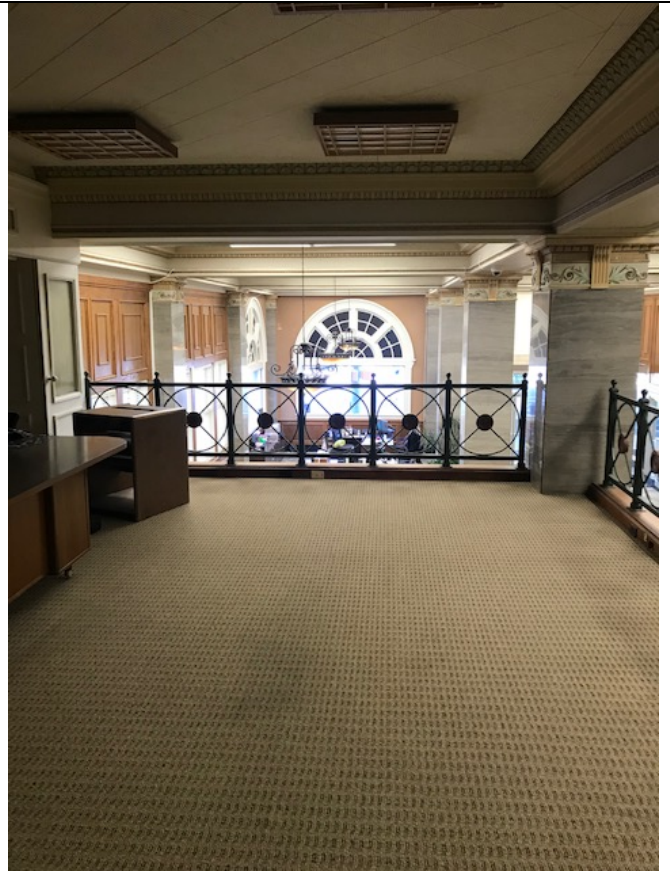
Looking at the communication equipment and HVAC units on the roof



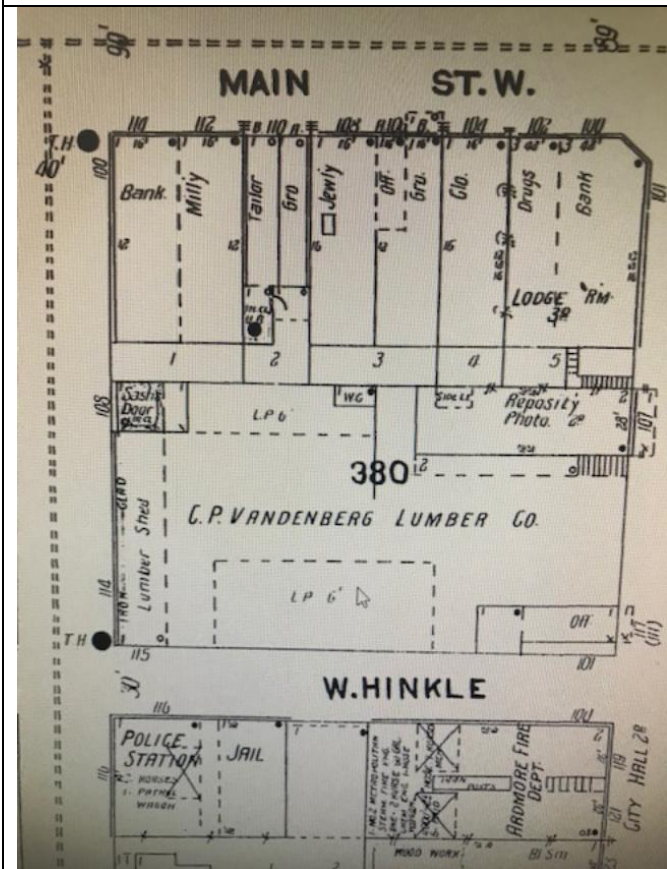
Insulated pipe with suspected asbestos covering in the chase behind the restroom on 6th floor



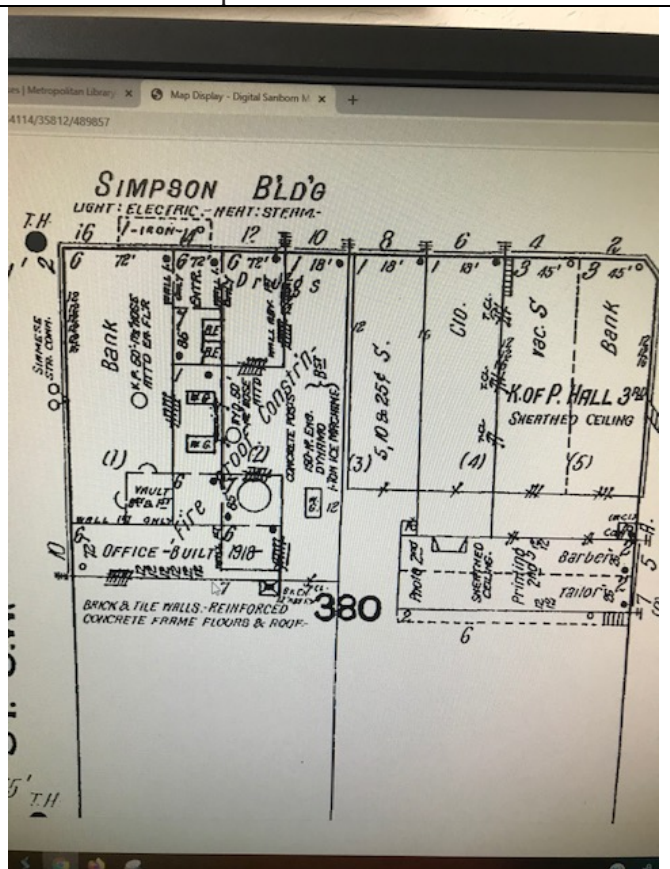
Reception area of bank



Large conference room and working space upstairs in the bank.



Early Sanborn map 1913 prior to the Colston or



Later Sanborn map 1948 showing Colston or

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Simpson building construction showing a lumber yard in the parking lot area and small business along W Main.	Simpson Building.
--	-------------------



Electric motor and cable on top of building in an elevator shaft tower.



Typical hall and office arrangement. No hazardous materials were noted.

Limitations and Liabilities

SBA SOP 50 10 (5) standard AND NON-SCOPE CONSIDERATIONS

This report meets guidelines set by the SBA SOP 50 10 (5) standard, Standard Practices for Records Search with Risk Assessments (RSRA). The RSRA cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions and/or concerns, but is intended to reduce uncertainty regarding such potential within reasonable time and cost restraints. Environmental issues or concerns might exist at the Subject Property which are outside of the scope of this practice. Such non-scope considerations that are not addressed by this RSRA include asbestos, radon, lead-based paint, lead in drinking water, wetlands, etc. This report includes the ASTM transaction screen(TSA) questionnaire.

NO TESTING

This Records Search with Risk Assessment does not include any testing or sampling of materials of any kind whatsoever, such as soil, water, air, or building materials, nor sampling to determine the existence of radon, lead-containing products, or lead-contaminated potable water.

CONFIDENTIALITY

This RSRA has been prepared for the sole use of the Client as limited by the terms of the proposal and contract between Enviro Group LLC and the Client. The report is confidential, and no person or entity may rely on this assessment or any part thereof without the written consent of Enviro Group. Such third-party consent will require payment of a fee to Enviro Group. This report meets guidelines set by the SBA SOP 50 10 (5) standard, Standard Practices for Records Search with Risk Assessments (RSRA). This RSRA cannot wholly eliminate uncertainty

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regarding the potential for recognized environmental conditions and/or concerns, but is intended to reduce uncertainty regarding such potential within reasonable time and cost restraints.

RELIANCE ON INFORMATION

Enviro Group LLC will rely on information provided by others (such as the questionnaire) and government environmental records provided by research firm ERS. The consultant did a site visit and is knowledgeable regarding the development of the general area.

LIMITATIONS

It is understood that this RSRA performed by Enviro Group has been performed within the limits of the contract between the Client and Enviro Group in accordance with current generally accepted principles and practices of environmental consulting. No other warranty or representation, either expressed or implied, is included in the completion of the RSRA.

It is recognized that this RSRA is not intended to be a definitive study of environmental conditions at the site. It is understood that other conditions may exist at the site that could not be identified from the review of data obtained from others.

Any opinions presented apply to condition existing at the time of the preparation of this report and those reasonably foreseeable. The opinions cannot necessarily apply to site changes made that the Environmental Professional could not or did not observe and/or has not had the opportunity to evaluate. Changes in the conditions of the Subject Property can occur with time because of natural processes or the works of man on the Subject Property or on adjacent properties. Accordingly, the opinions may be invalidated, wholly or in part, by changes beyond the control of the Environmental Professional.

Signature of Environmental Professional

A handwritten signature in black ink, appearing to read "Mark R Cox", written over a horizontal line.

Mark R. Cox, Ph.D.



RecCheck

The Standard for ASTM/AAI Radius Searches

(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

Report Results

REPORT RESULTS



Site Location:

10 W Main
Ardmore, OK 73401
(N 34-10-21, W 97-7-45) NAD83

Client:

Enviro Group, LLC

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	10 W Main Ardmore, OK 73401
Client Project Name/Number:	Commercial Property OK 2020-54
Coordinates:	N 34-10-21, W 97-7-45 (NAD 83) 34.172448, -97.1290814
Date of Report	February 24, 2020
ERS Project Number:	2104717978
Subject Site Listed on the following lists:	Multiple Agency Lists
Subject Site Listed as Map ID#:	1 (Click here for details)
USGS 7.5 Minute Quad Map:	Ardmore West (2016-01-14)
Subject Site Located within a Potential Area of Concern:	No
Township, Section and Range:	Electronic TRS is unavailable
Site Elevation: (feet above or below (-) mean sea level)	881
Flood Zone: (FEMA Q3 Digital Data)	Panel: 40019C0445C, Effective Date: 4/19/2010 Zone X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.
Fire Insurance Map Coverage:	Coverage May Exist in Ardmore. Years: 1894, 1896, 1898, 1902, 1903, 1907, 1913, 1918, 1924, 1941. Sources: ERS; University of Oklahoma, Norman ; University of California, Los Angeles ; Formerly US Census Bureau, Jeffersonville, IN
Radon Information:	EPA Radon Zone: 3 (Predicted avg for county: < 2 pCi/L)
Search Radius Expansion Size: (In Miles)	0
Soil Type: (USDA Soil Survey Geographic Database) (SSURGO)	Wilson silt loam, 0 to 1 percent slopes Map Unit Type: Consociation Hydric: No Drainage Class: Well drained General Information: Fine, mixed, superactive, thermic Udertic Paleustolls



Zip Codes Searched for "Un-Mappable" Sites:	Not Researched
Occurrence Count:	94

SUMMARY OF OCCURRENCES

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
1 Maps: 1 , 2 , 3 , 4	410471-PD BUTCHS GARAGE	10 W MAIN ST # 303 ARDMORE	Hist-Auto Repair	Listed	Subject Site	N/A
1 Maps: 1 , 2 , 3 , 4	1094827-PD BURTON, PAUL E	10 W MAIN ST ARDMORE	Hist-Oil-Gas	Listed	Subject Site	N/A
1 Maps: 1 , 2 , 3 , 4	1110967-PD TRINEHA INC	10 W MAIN ST ARDMORE	Hist-Oil-Gas	Listed	Subject Site	N/A
1 Maps: 1 , 2 , 3 , 4	1107132-PD REMLIG OIL CO	10 W MAIN ST # 309 ARDMORE	Hist-Oil-Gas	Listed	Subject Site	N/A
1 Maps: 1 , 2 , 3 , 4	1111475-PD VALBEL WEST CORP	10 W MAIN ST # 218 ARDMORE	Hist-Oil-Gas	Listed	Subject Site	N/A
1 Maps: 1 , 2 , 3 , 4	1106836-PD R F MC CRORY & SON	10 W MAIN ST # 511 ARDMORE	Hist-Oil-Gas	Listed	Subject Site	N/A
1 Maps: 1 , 2 , 3 , 4	1093814-PD BBR OIL CORP	10 W MAIN ST # 212 ARDMORE	Hist-Oil-Gas	Listed	Subject Site	N/A
1 Maps: 1 , 2 , 3 , 4	1107834-PD SANDERS INTERESTS	10 W MAIN ST ARDMORE	Hist-Oil-Gas	Listed	Subject Site	N/A
1 Maps: 1 , 2 , 3 , 4	8938CEA1-1267 BIDDICK	10 W MAIN SUITE 212 ARDMORE	Hist-OK	No Longer Listed	Subject Site	N/A
1 Maps: 1 , 2 , 3 , 4	8938CEA1-426 Parrish, Jr.	10 W. Main; Suite 211 Ardmore	Hist-OK	No Longer Listed	Subject Site	N/A



MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
<u>1</u> Maps: <u>1</u> , <u>2</u> , <u>3</u> , <u>4</u>	1320136-PD JOE BROWN RENTALS INC	10 W MAIN ST ARDMORE	Hist-Rental	Listed	Subject Site	N/A
<u>2</u> Maps: <u>1</u> , <u>2</u> , <u>3</u> , <u>4</u>	1105033-PD OTEY JOHNSON TRUST	5 A ST SW ARDMORE	Hist-Oil-Gas	Listed	0.02 NW	0
<u>3</u> Maps: <u>1</u> , <u>2</u> , <u>3</u> , <u>4</u>	1110984-PD TRIPLEDEE DRILLING CO	100 W MAIN ST ARDMORE	Hist-Oil-Gas	Listed	0.02 W	1
<u>3</u> Maps: <u>1</u> , <u>2</u> , <u>3</u> , <u>4</u>	1095922-PD DUNLAP & CO	100 W MAIN ST ARDMORE	Hist-Oil-Gas	Listed	0.02 W	1
<u>3</u> Maps: <u>1</u> , <u>2</u> , <u>3</u> , <u>4</u>	8938CEA1-1542 Tripledee Operating Company	100 West Main St Ardmore	Hist-OK	No Longer Listed	0.02 W	1
<u>4</u> Maps: <u>1</u> , <u>2</u> , <u>3</u> , <u>4</u>	1144430-PD FILM CENTER	6 W MAIN ST ARDMORE	Hist-Printers	Listed	0.02 E	-1
<u>5</u> Maps: <u>1</u> , <u>2</u> , <u>3</u> , <u>4</u>	1169384-PD LABEL STABLE INC	102 W MAIN ST ARDMORE	Hist-Printers	Listed	0.02 W	1
<u>6</u> Maps: <u>1</u> , <u>2</u> , <u>3</u> , <u>4</u>	110038046771 CHESAPEAKE OPR INC/LEILA 1 31 STA	13 MILES NE OF ARDMORE	FRS-US	Listed	0.02 NE	0
<u>6</u> Maps: <u>1</u> , <u>2</u> , <u>3</u> , <u>4</u>	F201662D-6630 LEILA 1 31 STA	13 MILES NE OF ARDMORE	Hist-OK	No Longer Listed	0.02 NE	0
<u>6</u> Maps: <u>1</u> , <u>2</u> , <u>3</u> , <u>4</u>	9174E6E3- 4006900015 XTO ENGRY INC/LEILA 1 31 STA	13 MILES NE OF ARDMORE	Hist-US	No Longer Listed	0.02 NE	0



MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
7 Maps: 1 , 2 , 3 , 4	1124010-PD ARDMORE PHOTO COPY CO	11 W MAIN ST ARDMORE	Hist-Printers	Listed	0.04 NE	0
8 Maps: 1 , 2 , 3 , 4	7178 Cook Paint-Ardmore	4 E Main St Ardmore	Hist-Paint-Stores	Listed	0.05 SE	-2
9 Maps: 1 , 2 , 3 , 4	110020907697 ON TOP OF CITY JAIL	23 SOUTH WASHINGTON ARDMORE	FRS-US	Listed	0.05 SE	-2
9 Maps: 1 , 2 , 3 , 4	25866 ARDMORE CITY OF	23 S WASHINGTON ST ARDMORE	Hist-FINDS-US	Listed	0.05 SE	-2
9 Maps: 1 , 2 , 3 , 4	2563 ARDMORE, CITY OF	23 SOUTH WASHINGTON ARDMORE	Hist-OK	No Longer Listed	0.05 SE	-2
9 Maps: 1 , 2 , 3 , 4	8938CEA1-2453 City of Ardmore	23 S. Washington Ardmore	Hist-OK	No Longer Listed	0.05 SE	-2
9 Maps: 1 , 2 , 3 , 4	5889 ARDMORE CITY OF	23 SOUTH WASHINGTON ARDMORE	Hist-OK	No Longer Listed	0.05 SE	-2
9 Maps: 1 , 2 , 3 , 4	7068359 CITY HALL	23 SOUTH WASHINGTON ARDMORE	Hist-UST-OK	Listed	0.05 SE	-2
9 Maps: 1 , 2 , 3 , 4	1013817 City Hall	23 S WASHINGTON Ardmore	UST-OK	Listed	0.05 SE	-2
10 Maps: 1 , 2 , 3 , 4	390402 SOUTHERN OK WATER CORP	18 S WASHINGTON ARDMORE	Hist-FINDS-US	Listed	0.05 SE	-2

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
11 Maps: 1 , 2 , 3 , 4	1095772-PD DOUGLASS OIL PROPERTIES	118 W MAIN ST ARDMORE	Hist-Oil-Gas	Listed	0.05 W	1
12 Maps: 1 , 2 , 4	OKD987096229 CUSTOM SERVICE LANDFILL	PO BOX 2176 ARDMORE	CERCLIS-Archived- US	NFRAP-Site does not qualify for the NPL based on existing information	0.08 SW	0
13 Maps: 1 , 2 , 4	1006932 D & D Zipmart	11ST & A STR NE Ardmore	UST-OK	Listed	0.08 SW	0
14 Maps: 1 , 2 , 4	1018643 Earl Jones Phillips	1111 SW 3RD Ardmore	PST-Other-OK	Listed	0.08 S	-2
15 Maps: 1 , 2 , 4	7950 DOWNTOWN ARDMORE 308042	117 1ST AVE SW ARDMORE	Air-OK	Listed	0.08 SW	0
15 Maps: 1 , 2 , 4	06-40-019-00133 AMERICAN TOWER CORP/DOWNTOW N ARDMORE 308	117 1ST AVE SW ARDMORE	Hist-AFS2-US	Listed	0.08 SW	0
15 Maps: 1 , 2 , 4	4001900133 AMERICAN TOWER CORP/DOWNTOW N ARDMORE 308	117 1ST AVE SW ARDMORE	Hist-AFS-US	Listed	0.08 SW	0
16 Maps: 1 , 2 , 4	21036 TAYLOR E 1	2.1 MI NW OF DEER CREEK RD/HWY77 ARDMORE	Air-OK	Listed	0.09 S	-2
17 Maps: 1 , 2 , 4	17145 BOWMAN TIRE COMPLETE INC	40 N WASHINGTON ST Ardmore	Hist-Auto Repair	Listed	0.1 NE	-3
17 Maps: 1 , 2 , 4	79019 BOWMAN TIRE COMPLETE INC	40 NORTH WASHINGTON ARDMORE	Hist-Auto Repair	Listed	0.1 NE	-3
17 Maps: 1 , 2 , 4	2054448 RON'S TIRE & AUTO	40 N WASHINGTON ARDMORE	Hist-UST-OK	Listed	0.1 NE	-3
17 Maps: 1 , 2 , 4	1009483 Ron's Tire & Auto	40 N WASHINGTON Ardmore	UST-OK	Listed	0.1 NE	-3



MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
18 Maps: 1 , 2 , 4	487390-PD KUSTOM KORNER PAINT & BODY	11 B ST SW ARDMORE	Hist-Auto Repair	Listed	0.1 W	3
19 Maps: 1 , 2 , 4	4897797 CARTER CO DETENTION CENTER (JAI	100 S WASHINGTON ARDMORE	Hist-UST-OK	Listed	0.1 S	-2
19 Maps: 1 , 2 , 4	1013335 Carter Co Detention Center (Jail)	100 S WASHINGTON Ardmore	UST-OK	Listed	0.1 S	-2
20 Maps: 1 , 2 , 4	943868 COLVERT TRUCK LOT	124 A STR S.W. ARDMORE	Hist-UST-OK	Listed	0.11 SW	0
20 Maps: 1 , 2 , 4	1005545 Colvert Truck Lot	124 A STR S.W. Ardmore	UST-OK	Listed	0.11 SW	0
21 Maps: 1 , 2 , 4	OKD057702847 SHUMAN MACH CO	120 S WASHINGTON ARDMORE	RCRA-NON-US	Listed	0.11 S	-2
22 Maps: 1 , 2 , 4	199504 Colvert Dairy Plant	135 S. Washington ARDMORE	BF-US	Listed	0.12 S	-3
23 Maps: 1 , 2 , 4	185 Colverts Dairy	Not Reported by Agency	SCAP-OK	Listed	0.12 S	-2
24 Maps: 1 , 2 , 4	1057009 Downtown Ardmore #308042	Hwy 199 & A St Ardmore	AST-OK	Listed	0.12 N	-1
24 Maps: 1 , 2 , 4	4897517 ATCHINSON, TOPEKA, & SANTA FE R	A ST & BROADWAY ARDMORE	Hist-UST-OK	Listed	0.12 N	-1
24 Maps: 1 , 2 , 4	1013365 Atchinson, Topeka, & Santa Fe R	A ST & BROADWAY Ardmore	UST-OK	Listed	0.12 N	-1
25 Maps: 1 , 2 , 4	1015817 Elliott & Naler Conoco	114 W BROADWAY Ardmore	PST-Other-OK	Listed	0.12 N	-1
26 Maps: 1 , 2 , 4	1020570 Samedan	120 W BROADWAY Ardmore	UST-OK	Listed	0.12 N	0

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
27 Maps: 1 , 2 , 4	4040 COOKS LAUNDRY AND DRY CLEANING	15 A ST, SE ARDMORE	Dry-Cleaners-OK	Permanently Closed	0.14 SE	-3
27 Maps: 1 , 2 , 4	OKD032875031 FORMER COOKS LAUNDRY & DRY CLEANING	15 A ST SE ARDMORE	RCRA-NON-US	Listed	0.14 SE	-3
28 Maps: 1 , 2 , 4	950090 SOUTHERN VENDING CO., INC.	7 WEST BROADWAY ARDMORE	Hist-UST-OK	Listed	0.15 NE	-4
28 Maps: 1 , 2 , 4	1002578 Southern Vending Co., Inc.	7 WEST BROADWAY Ardmore	UST-OK	Listed	0.15 NE	-4
29 Maps: 1 , 2 , 4	32679 Coast To Coast	229 W Main St Ardmore	Hist-Auto Repair	Listed	0.16 NW	5
30 Maps: 1 , 2 , 4	535231-PD PENROD AUTOMOTIVE	132 S WASHINGTON ST ARDMORE	Hist-Auto Repair	Listed	0.16 S	-4
30 Maps: 1 , 2 , 4	1018649 Billy Hill Phillips	132 S WASHINGTON Ardmore	PST-Other-OK	Listed	0.16 S	-4
31 Maps: 1 , 2 , 4	1018634 Joe Carroll Phillips	314 W MAIN Ardmore	PST-Other-OK	Listed	0.19 W	4
32 Maps: 1 , 2 , 4	110013704615 BELVEDERE APARTMENTS	202 WASHINGTON STREET APT. #10 ARDMORE	FTTS-ENF-US	Listed	0.19 S	-3
33 Maps: 1 , 2 , 4	435163-PD FAULKNERS AUTO REPAIR	111 E BROADWAY ST ARDMORE	Hist-Auto Repair	Listed	0.19 NE	-6
34 Maps: 1 , 2 , 4	1018655 Bert Walker Dx	325 W MAIN Ardmore	PST-Other-OK	Listed	0.19 NW	4
35 Maps: 1 , 2 , 4	4001900049 INTEGRATED TECH GRO/ARDMORE FACLTY	301 W MAIN STE 500 ARDMORE	Hist-AFS-US	Listed	0.19 NW	4
35 Maps: 1 , 2 , 4	172366 Wildhorse Oil & Gas Corp	301 W Main St Ardmore	Hist-Service Stations	Listed	0.19 NW	4

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
36 Maps: 1 , 2 , 4	27369 Battery Warehouse	200 S Washington St Ardmore	Hist-Auto Repair	Listed	0.2 S	-3
37 Maps: 1 , 2 , 4	947207 LINC NAT BNK & BESSIE WOERZ	300 WEST BROADWAY ARDMORE	Hist-UST-OK	Listed	0.2 NW	4
37 Maps: 1 , 2 , 4	1011556 Linc Nat Bnk & Bessie Woerz	300 WEST BROADWAY Ardmore	UST-OK	Listed	0.2 NW	4
38 Maps: 1 , 2 , 4	1007306 Ardmore Co	126 C NW Ardmore	AST-OK	Listed	0.23 NW	5
38 Maps: 1 , 2 , 4	950108 SOUTHWESTERN BELL TELEPHONE CO	126 C NW ARDMORE	Hist-UST-OK	Listed	0.23 NW	5
38 Maps: 1 , 2 , 4	064-PV Ardmore Co	126 C NW Ardmore	LUST-Closed-OK	Closed	0.23 NW	5
38 Maps: 1 , 2 , 4	53397 SW BELL-- ARDMORE CO - R65104	126 C ST NW ARDMORE	Tier2-OK	Listed	0.23 NW	5
38 Maps: 1 , 2 , 4	1007306 Ardmore Co	126 C NW Ardmore	UST-OK	Listed	0.23 NW	5
39 Maps: 1 , 2 , 4	1018648 C F Harris Conoco	220 N WASHINGTON Ardmore	UST-OK	Listed	0.23 NE	-3
40 Maps: 1 , 2 , 4	2035751 CENTURY ICE	301 1ST SE ARDMORE	Hist-UST-OK	Listed	0.24 SE	-10
40 Maps: 1 , 2 , 4	1011970 Century Ice	301 1ST SE Ardmore	UST-OK	Listed	0.24 SE	-10
41 Maps: 1 , 2 , 4	1018273 George Jackson Apco	219 S WASHINGTON Ardmore	PST-Other-OK	Listed	0.24 S	-1
42 Maps: 1 , 2 , 4	1015803 Conoco Bulk	25 D ST SW Ardmore	PST-Other-OK	Listed	0.25 W	1



MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
43 Maps: 1 , 2 , 4	2036882 MAC'S WHOLESALE CO., INC.	126 A STR N.E. ARDMORE	Hist-UST-OK	Listed	0.25 NE	-8
43 Maps: 1 , 2 , 4	1012020 Mac's Wholesale Co., Inc.	126 A STR N.E. Ardmore	UST-OK	Listed	0.25 NE	-8
44 Maps: 1 , 4	OKD980510697 BAKERS TRI-CITY LANDFILL	HWY 76 2 MI S OF ARDMORE ARDMORE	CERCLIS-Archived- US	NFRAP-Site does not qualify for the NPL based on existing information	0.25 W	0
44 Maps: 1 , 4	OKD987094919 KING LANDFILL	1.5 MI.S OF MYALL & PLAINVIEW RD. ARDMORE	CERCLIS-Archived- US	NFRAP-Site does not qualify for the NPL based on existing information	0.25 W	0
44 Maps: 1 , 4	OKD980696249 POOLEVILLE CITY OF LANDFILL	HWY 74 1/4 MI S OF TOWN POOLEVILLE	CERCLIS-Archived- US	NFRAP-Site does not qualify for the NPL based on existing information	0.25 W	0
44 Maps: 1 , 4	OKD980698187 ARDMORE AIR PARK DUMP	S/2 SEC 17 T3S R3E ARDMORE	CERCLIS-Archived- US	NFRAP-Site does not qualify for the NPL based on existing information	0.25 W	0
45 Maps: 1 , 4	064-1402 Mighty Mart #16	302 S. WASHINGTON Ardmore	LUST-Closed-OK	Closed	0.27 S	-1
45 Maps: 1 , 4	6C-685 Mighty Mart #16	302 S. WASHINGTON Ardmore	LUST-Closed-OK	Closed	0.27 S	-1
46 Maps: 1 , 4	9400193001 Joe Brown Company Inc	20 3rd St Ne Ardmore	ALLFACS-IL	Listed	0.29 NE	-2
47 Maps: 1 , 4	064-4369 Dino Ice & Storage	400 S Washington Ardmore	LUST-Open-OK	Open	0.37 S	3
48 Maps: 1 , 4	SOR-3665 Former Fastop	10 G ST NW Ardmore	LUST-Closed-OK	Closed	0.42 W	-7



MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
49 Maps: 1 , 4	064-3434 Hutson Oil Company, Inc.	630 W MAIN Ardmore	LUST-Closed-OK	Closed	0.46 W	-6
50 Maps: 1 , 4	9400195289 Southwest Electric Co	508 S Washington Ardmore	ALLFACS-IL	Listed	0.48 S	9

POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

DATABASE SEARCHED	SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN	AREAS FOUND WITHIN 1-MILE RADIUS
Superfund-OK	No	0
NPL-R6-US	No	0
Military-Bases-US	No	0

DATABASE OCCURRENCE SUMMARY

HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS		
DATABASE SEARCHED	DISTANCE SEARCHED (MILES)	HIGH RISK OCCURRENCES FOUND
BF-Open-OK	0.5	0
CERCLIS-US	0.5	0
LAST-Open-OK	0.5	0
LUST-Open-OK	0.5	1
NPL-US	1	0
Proposed-NPL-US	1	0
SAA-Agreements-US	1	0
SHWS-OK	0.5	0
Tribal-LUST-Open-Reg6	0.5	0
VCP-Open-OK	0.5	0

* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

ASTM/AAI STANDARD RECORD SOURCES SUMMARY

STANDARD ENVIRONMENTAL RECORD SOURCES	ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. (MILES)	ERS DATABASE NAME	TOTAL LISTINGS	MAP ID #'S
Federal NPL site list	1.0 / 1.0	NPL-US	0	None Listed
		Proposed-NPL-US	0	None Listed
Federal Delisted NPL site list	0.5 / 1.0	Delisted-NPL-US	0	None Listed
Federal CERCLIS list	0.5 / 0.5	CERCLIS-US	0	None Listed
Federal CERCLIS NFRAP site list	0.5 / 0.5	CERCLIS-Archived-US	5	12 , 44 , 44 , 44 , 44
Federal RCRA CORRACTS facilities list	1.0 / 1.0	RCRA-COR-US	0	None Listed
Federal RCRA non-CORRACTS TSD facilities list	0.5 / 0.5	RCRA-TSDF-US	0	None Listed
Federal RCRA generators list	Property and adjoining properties / 0.25	RCRA-CESQG-US	0	None Listed

		RCRA-LQG-US	0	None Listed
		RCRA-NON-US	2	21 , 27
		RCRA-SQG-US	0	None Listed
Federal Inst/Eng control registries	Property Only / 0.25	Controls-RCRA-US	0	None Listed
		Controls-US	0	None Listed
		Hist-US-EC	0	None Listed
		Hist-US-IC	0	None Listed
		LIENS-US	0	None Listed
Federal ERNS list	Property Only / 0.0625	ERNS-US	0	None Listed
State and Tribal-Equivalent NPL	1.0 / 1.0	Not Reported by Agency	0	None Listed
State and Tribal-Equivalent CERCLIS	0.5 / 0.5	SHWS-OK	0	None Listed
State and Tribal landfill and/or solid waste disposal sites	0.5 / 0.5	Debris-US	0	None Listed
		Hist-Dumps-US	0	None Listed
		Hist-SWF-OK	0	None Listed
		SWF-OK	0	None Listed
		SWLF-US	0	None Listed
State and Tribal Leaking Storage Tank Lists	0.5 / 0.5	Tribal-ODI-US	0	None Listed
		LAST-Closed-OK	0	None Listed
		LAST-Open-OK	0	None Listed
		LUST-Closed-OK	5	38 , 45 , 45 , 48 , 49
		LUST-Open-OK	1	47
		Tribal-LUST-Closed-Reg6	0	None Listed
State and Tribal Registered Storage Tank Lists	Property and adjoining properties / 0.25	Tribal-LUST-Open-Reg6	0	None Listed
		AST-OK	2	24 , 38
		FEMA-UST-US	0	None Listed
		PST-Other-OK	7	14 , 25 , 30 , 31 , 34 , 41 , 42
		Tribal-UST-Reg6	0	None Listed
State and Tribal Inst/Eng Control Registries	Property Only / 0.5	UST-OK	13	9 , 13 , 17 , 19 , 20 , 24 , 26 , 28 , 37 , 38 , 39 , 40 , 43
		IC-OK	0	None Listed
State and Tribal Voluntary Cleanup Sites	0.5 / 0.5	Tribal-VCP-US	0	None Listed
		VCP-Closed-OK	0	None Listed
		VCP-Open-OK	0	None Listed
State and Tribal Brownfield Sites	0.5 / 0.5	BF-Closed-OK	0	None Listed

		BF-Open-OK	0	None Listed
		BF-Tribal-US	0	None Listed

FEDERAL ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
BF-Tribal-US	0.5	0	0	0	0	-	0
BF-US	0.5	0	1	0	0	-	1
CERCLIS-Archived-US	0.5	0	1	4	0	-	5
CERCLIS-US	0.5	0	0	0	0	-	0
Controls-RCRA-US	0.5	0	0	0	0	-	0
Controls-US	0.5	0	0	0	0	-	0
Debris-US	0.5	0	0	0	0	-	0
Delisted-NPL-US	1	0	0	0	0	0	0
ERNS-US	0.0625	0	0	-	-	-	0
FEMA-UST-US	0.25	0	0	0	-	-	0
FTTS-ENF-US	0.25	0	0	1	-	-	1
Hist-Dumps-US	0.5	0	0	0	0	-	0
Hist-US-EC	0.5	0	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	0	-	0
HMIS-US	0.0625	0	0	-	-	-	0
LIENS-US	0.0625	0	0	-	-	-	0
NPL-US	1	0	0	0	0	0	0
PADS-US	0.0625	0	0	-	-	-	0
PCB-US	0.25	0	0	0	-	-	0
Proposed-NPL-US	1	0	0	0	0	0	0
RCRA-CESQG-US	0.25	0	0	0	-	-	0
RCRA-COR-US	1	0	0	0	0	0	0
RCRA-LQG-US	0.25	0	0	0	-	-	0
RCRA-NON-US	0.25	0	2	0	-	-	2
RCRA-SQG-US	0.25	0	0	0	-	-	0
RCRA-TSDF-US	0.5	0	0	0	0	-	0
SAA-Agreements-US	1	0	0	0	0	0	0
SWLF-US	0.5	0	0	0	0	-	0
Tribal-LUST-Closed-Reg6	0.5	0	0	0	0	-	0
Tribal-LUST-Open-Reg6	0.5	0	0	0	0	-	0
Tribal-ODI-US	0.5	0	0	0	0	-	0
Tribal-UST-Reg6	0.25	0	0	0	-	-	0
Tribal-VCP-US	0.5	0	0	0	0	-	0

STATE ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
AST-OK	0.25	0	1	1	-	-	2
BF-Closed-OK	0.5	0	0	0	0	-	0
BF-Open-OK	0.5	0	0	0	0	-	0
Hist-SWF-OK	0.5	0	0	0	0	-	0
HWPS-OK	0.25	0	0	0	-	-	0
IC-OK	0.5	0	0	0	0	-	0
LAST-Closed-OK	0.5	0	0	0	0	-	0
LAST-Open-OK	0.5	0	0	0	0	-	0
LUST-Closed-OK	0.5	0	0	3	2	-	5
LUST-Open-OK	0.5	0	0	0	1	-	1
Manifest2-RI	0.0625	0	0	-	-	-	0

STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
PST-Other-OK	0.25	0	2	5	-	-	7
SCAP-OK	0.5	0	1	0	0	-	1
SHWS-OK	0.5	0	0	0	0	-	0
SWF-OK	0.5	0	0	0	0	-	0
SWRCY-OK	0.5	0	0	0	0	-	0
UST-OK	0.25	0	8	5	-	-	13
VCP-Closed-OK	0.5	0	0	0	0	-	0
VCP-Open-OK	0.5	0	0	0	0	-	0

SUPPLEMENTAL DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Air-OK	0.25	0	2	0	-	-	2
ALLFACS-IL	0.5	0	0	0	2	-	2
BioFuel-US	0.25	0	0	0	-	-	0
CDL-US	0.0625	0	0	-	-	-	0
Coal-Ash-Dams-US	0.5	0	0	0	0	-	0
Coal-Ash-OK	0.5	0	0	0	0	-	0
Dry-Cleaners-OK	0.25	0	1	0	-	-	1
EGRID-US	0.5	0	0	0	0	-	0
EPA-Watch-List-US	0.25	0	0	0	-	-	0
FA-HW-OK	0.0625	0	0	-	-	-	0
FA-HW-US	0.0625	0	0	-	-	-	0
FA-SWF-OK	0.0625	0	0	-	-	-	0
FRS-US	0.0625	0	2	-	-	-	2
FTTS-INSP-US	0.0625	0	0	-	-	-	0
FUDS-US	1	0	0	0	0	0	0
FUSRAP-US	0.25	0	0	0	-	-	0
Hist-AFS2-US	0.25	0	1	0	-	-	1
Hist-AFS-US	0.25	0	1	1	-	-	2
Hist-CERCLIS-NFRAP-US	0.25	0	0	0	-	-	0
Hist-CERCLIS-US	0.25	0	0	0	-	-	0
Hist-ERNS-US	0.0625	0	0	-	-	-	0
Hist-FIFRA-US	0.25	0	0	0	-	-	0
Hist-FINDS-US	0.0625	0	2	-	-	-	2
Hist-Landfill-OK	0.25	0	0	0	-	-	0
Hist-LUST-OK	0.25	0	0	0	-	-	0
HIST-MLTS-US	0.25	0	0	0	-	-	0
Hist-NPL-US	0.25	0	0	0	-	-	0
Hist-OGW-OK	0.0625	0	0	-	-	-	0
Hist-OK	0.0625	2	5	-	-	-	7
Hist-RCRIS-US	0.25	0	0	0	-	-	0
Hist-SS-OK	0.25	0	0	0	-	-	0
Hist-TRIS-US	0.25	0	0	0	-	-	0
Hist-US	0.0625	0	1	-	-	-	1
Hist-UST-OK	0.25	0	6	4	-	-	10
Hist-VCP-OK	0.25	0	0	0	-	-	0
Hist-WaterWells-US	0.0625	0	0	-	-	-	0
ICIS-Air-US	0.0625	0	0	-	-	-	0
ICIS-FEC-US	0.0625	0	0	-	-	-	0
ICIS-NPDES-US	0.0625	0	0	-	-	-	0
Lead-Smelter-2-US	0.25	0	0	0	-	-	0
Lead-US	0.25	0	0	0	-	-	0

SUPPLEMENTAL DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
LMOP-US	0.5	0	0	0	0	-	0
MINES-US	0.0625	0	0	-	-	-	0
MLTS-US	0.0625	0	0	-	-	-	0
MRDS-US	0.25	0	0	0	-	-	0
OGW-OK	0.0625	0	0	-	-	-	0
PCS-US	0.25	0	0	0	-	-	0
PDES-OK	0.25	0	0	0	-	-	0
PWS-OK	0.0625	0	0	-	-	-	0
RADINFO-US	0.0625	0	0	-	-	-	0
RFG-Lab-US	0.25	0	0	0	-	-	0
RMP-US	0.0625	0	0	-	-	-	0
ROD-US	0.5	0	0	0	0	-	0
SDWIS-US	0.25	0	0	0	-	-	0
SSTS-US	0.0625	0	0	-	-	-	0
Tier2-OK	0.25	0	0	1	-	-	1
TRF-OK	0.25	0	0	0	-	-	0
Tribal-Air-US	0.25	0	0	0	-	-	0
TRIS2000-US	0.0625	0	0	-	-	-	0
TRIS2010-US	0.0625	0	0	-	-	-	0
TRIS80-US	0.0625	0	0	-	-	-	0
TRIS90-US	0.0625	0	0	-	-	-	0
TSCA-US	0.0625	0	0	-	-	-	0
UIC-OK	0.0625	0	0	-	-	-	0
UMTRA-US	0.0625	0	0	-	-	-	0
USGS-Waterwells-US	0.0625	0	0	-	-	-	0
Vapor-Intrusions-US	0.5	0	0	0	0	-	0
Wells-OK	0.0625	0	0	-	-	-	0

PROPRIETARY HISTORIC DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Hist-Agriculture	0.0625	0	0	-	-	-	0
Hist-Auto Dealers	0.0625	0	0	-	-	-	0
Hist-Auto Repair	0.25	1	3	4	-	-	8
Hist-Chemical Manufacturing	0.0625	0	0	-	-	-	0
Hist-Chemical-Storage	0.0625	0	0	-	-	-	0
Hist-Cleaners	0.25	0	0	0	-	-	0
Hist-Convenience	0.0625	0	0	-	-	-	0
Hist-Disposal-Recycle	0.0625	0	0	-	-	-	0
Hist-Food-Processors	0.0625	0	0	-	-	-	0
Hist-Gun-Ranges	0.0625	0	0	-	-	-	0
Hist-Machine Shop	0.0625	0	0	-	-	-	0
Hist-Manufacturing	0.0625	0	0	-	-	-	0
Hist-Metal Plating	0.0625	0	0	-	-	-	0
Hist-Mining	0.0625	0	0	-	-	-	0
Hist-Mortuaries	0.0625	0	0	-	-	-	0
Hist-Oil-Gas	0.0625	7	4	-	-	-	11
Hist-OilGas-Refiners	0.0625	0	0	-	-	-	0
Hist-Other	0.0625	0	0	-	-	-	0
Hist-Paint-Stores	0.0625	0	1	-	-	-	1
Hist-Petroleum	0.0625	0	0	-	-	-	0
Hist-Post-Offices	0.0625	0	0	-	-	-	0
Hist-Printers	0.0625	0	3	-	-	-	3

PROPRIETARY HISTORIC DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Hist-Rental	0.0625	1	0	-	-	-	1
Hist-RV-Dealers	0.0625	0	0	-	-	-	0
Hist-Salvage	0.0625	0	0	-	-	-	0
Hist-Service Stations	0.25	0	0	1	-	-	1
Hist-Steel-Metals	0.0625	0	0	-	-	-	0
Hist-Textile	0.0625	0	0	-	-	-	0
Hist-Transportation	0.0625	0	0	-	-	-	0
Hist-Trucking	0.0625	0	0	-	-	-	0
Hist-Vehicle-Parts	0.0625	0	0	-	-	-	0
Hist-Vehicle-Washing	0.0625	0	0	-	-	-	0



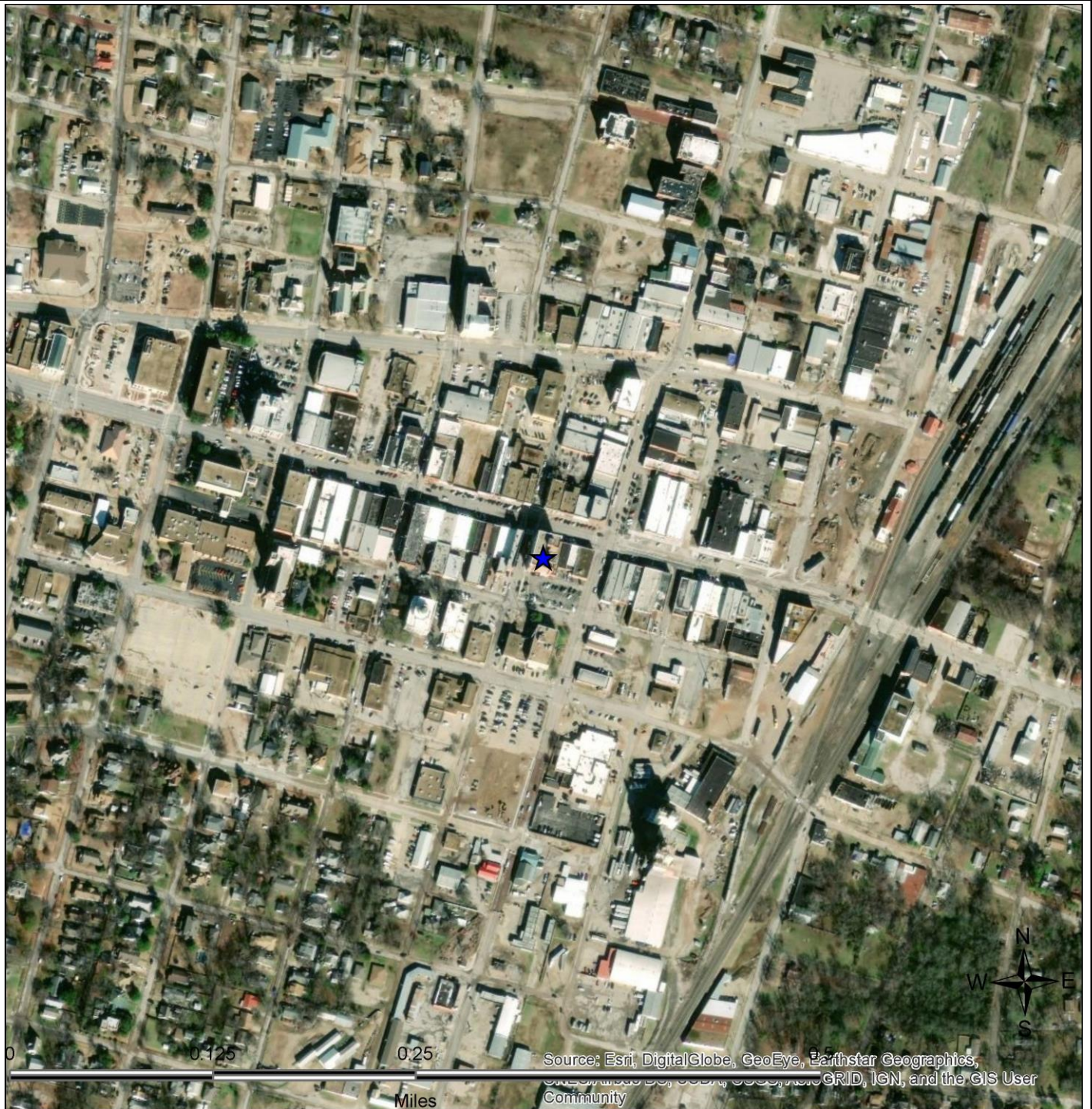
SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Ardmore West (2016-01-14) Quadrangle, 7.5 Minute Series

Enviro Group, LLC

10 W Main
Ardmore, OK 73401

FIGURE: 1
JOB: OK 2020-54
DATE: 2/24/2020



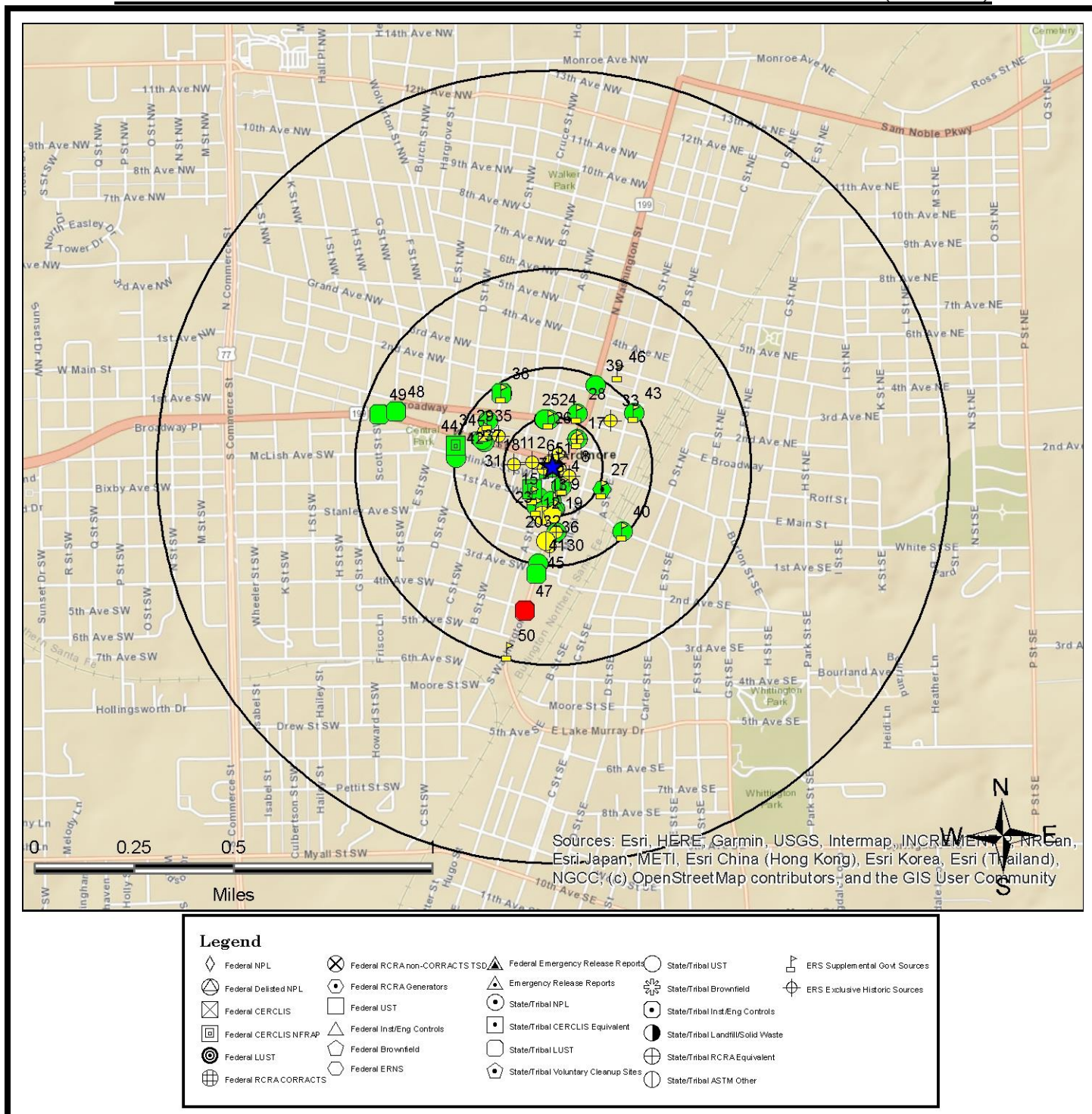
SITE LOCATION MAP

Enviro Group, LLC

 10 W Main
 Ardmore, OK 73401

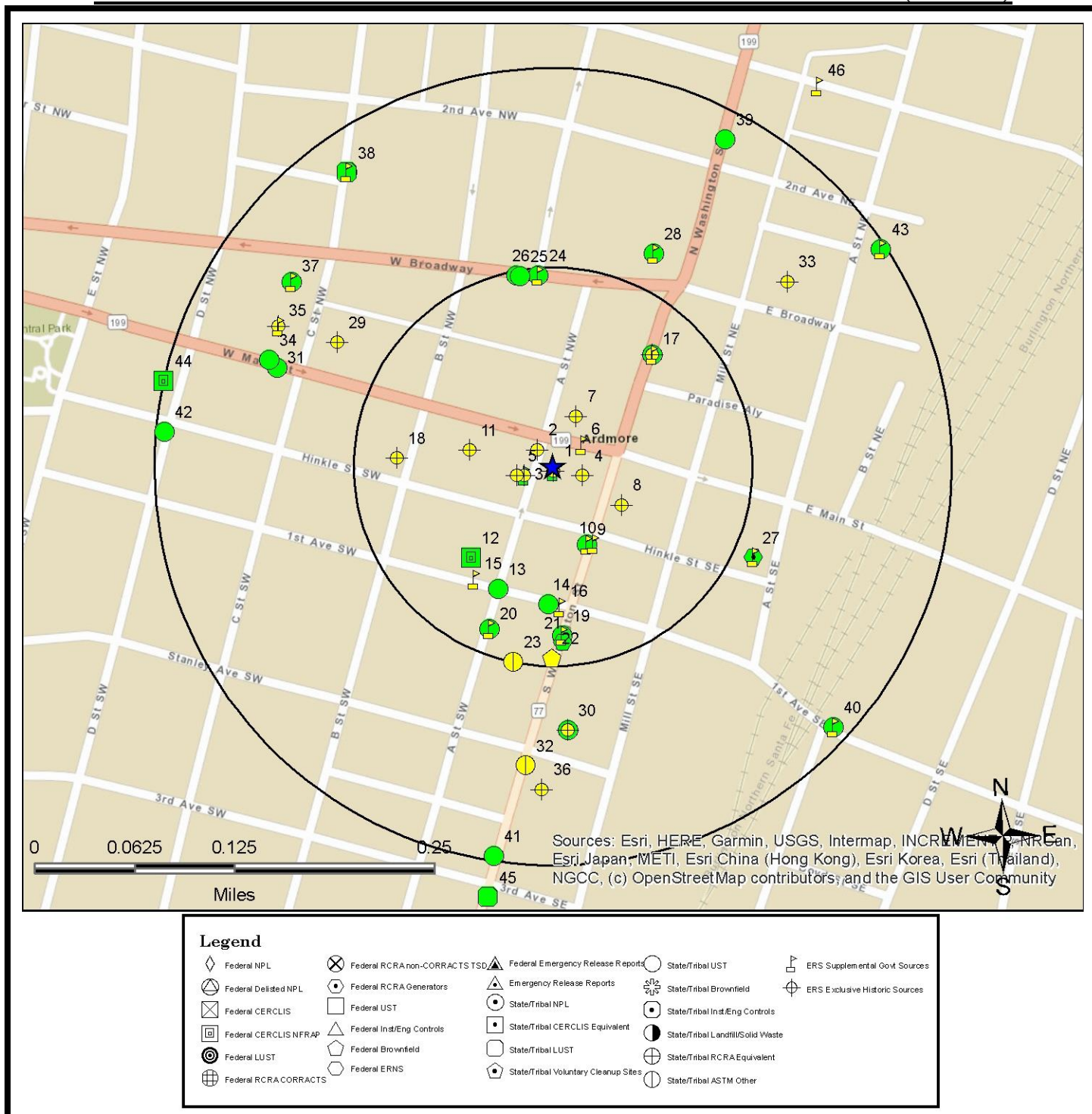
 FIGURE: 2
 JOB: OK 2020-54
 DATE: 2/24/2020

1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)



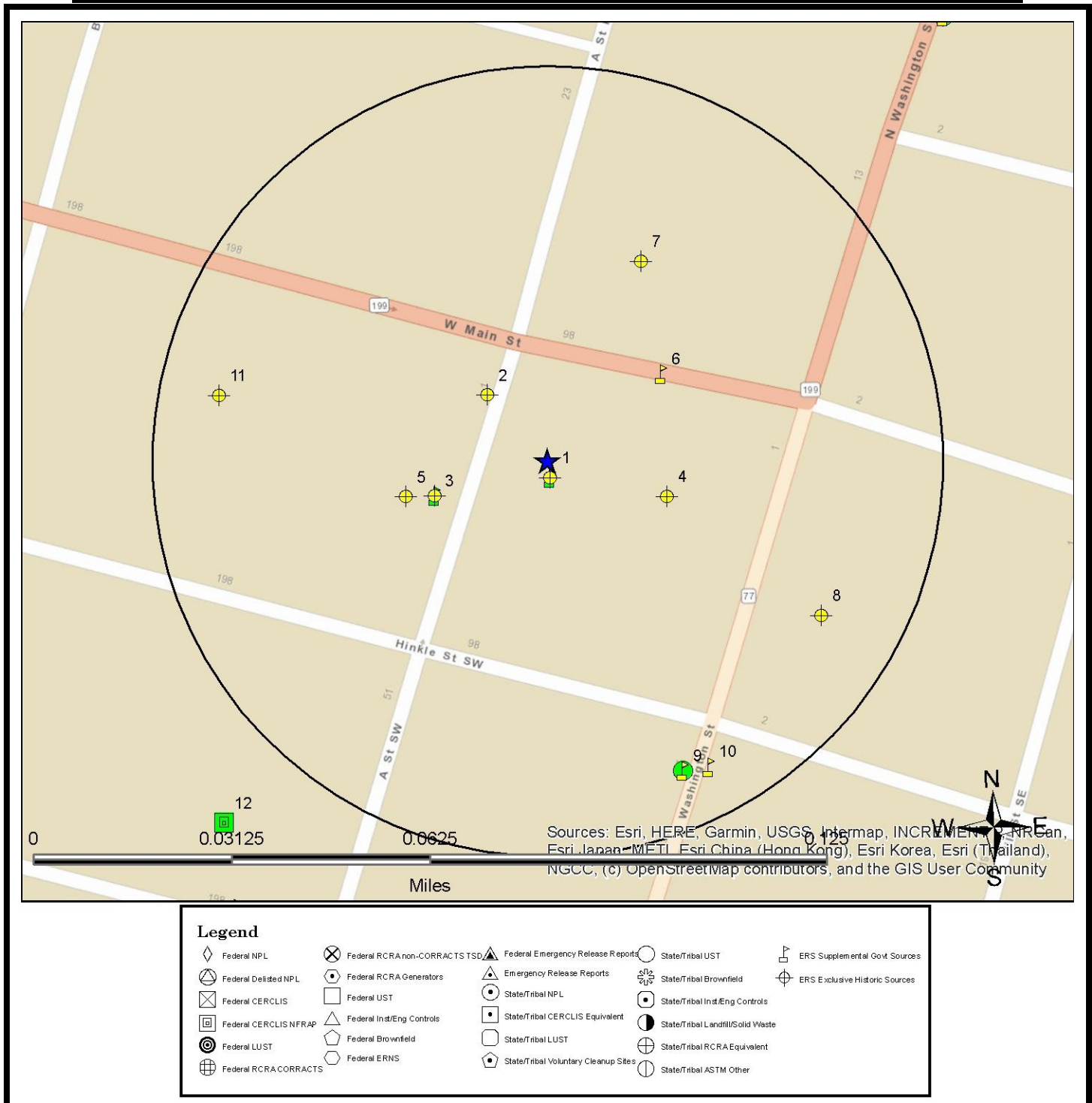
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

0.25-MILE RADIUS STREET MAP W/OCCURRENCES (MAP2)



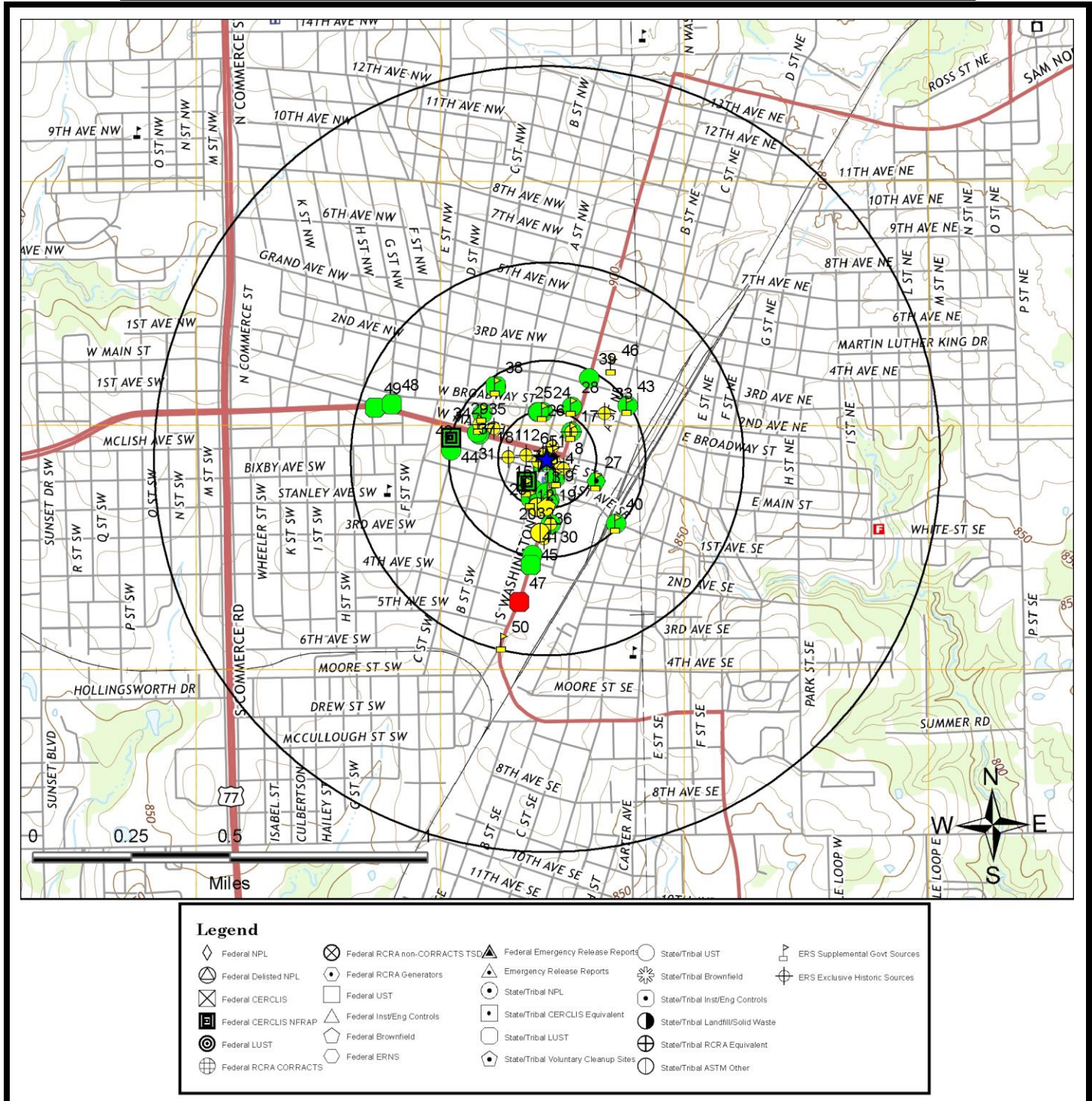
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

0.0625-MILE RADIUS STREET MAP W/ OCCURRENCES (MAP3)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

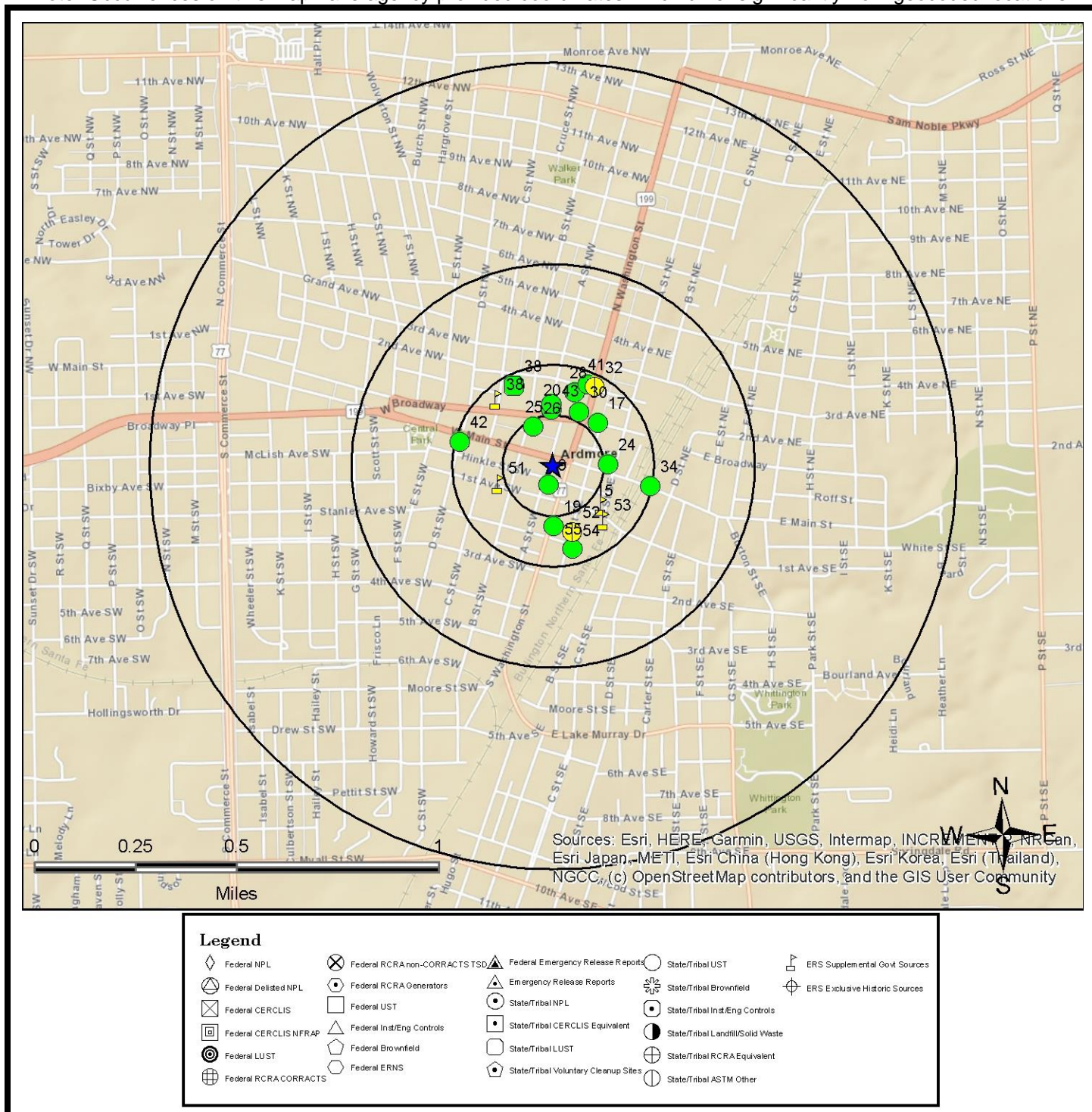
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5)

Note: Occurrences on this map have agency provided coordinates which differ significantly from geocoded locations.



This "AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP 4)" is fully protected against reproduction in any way, shape or form by ERS Environmental Record Search. ALL applicable laws, copyrights, pending copyrights, trademarks, and any and all applicable Federal and State laws apply at all times. These protections include the concept, procedures, processes, layout, vision, color scheme, mapping layout, legends, data, any and all verbiage, and the entire concept.

SUMMARY OF AGENCY DIFFERENCES

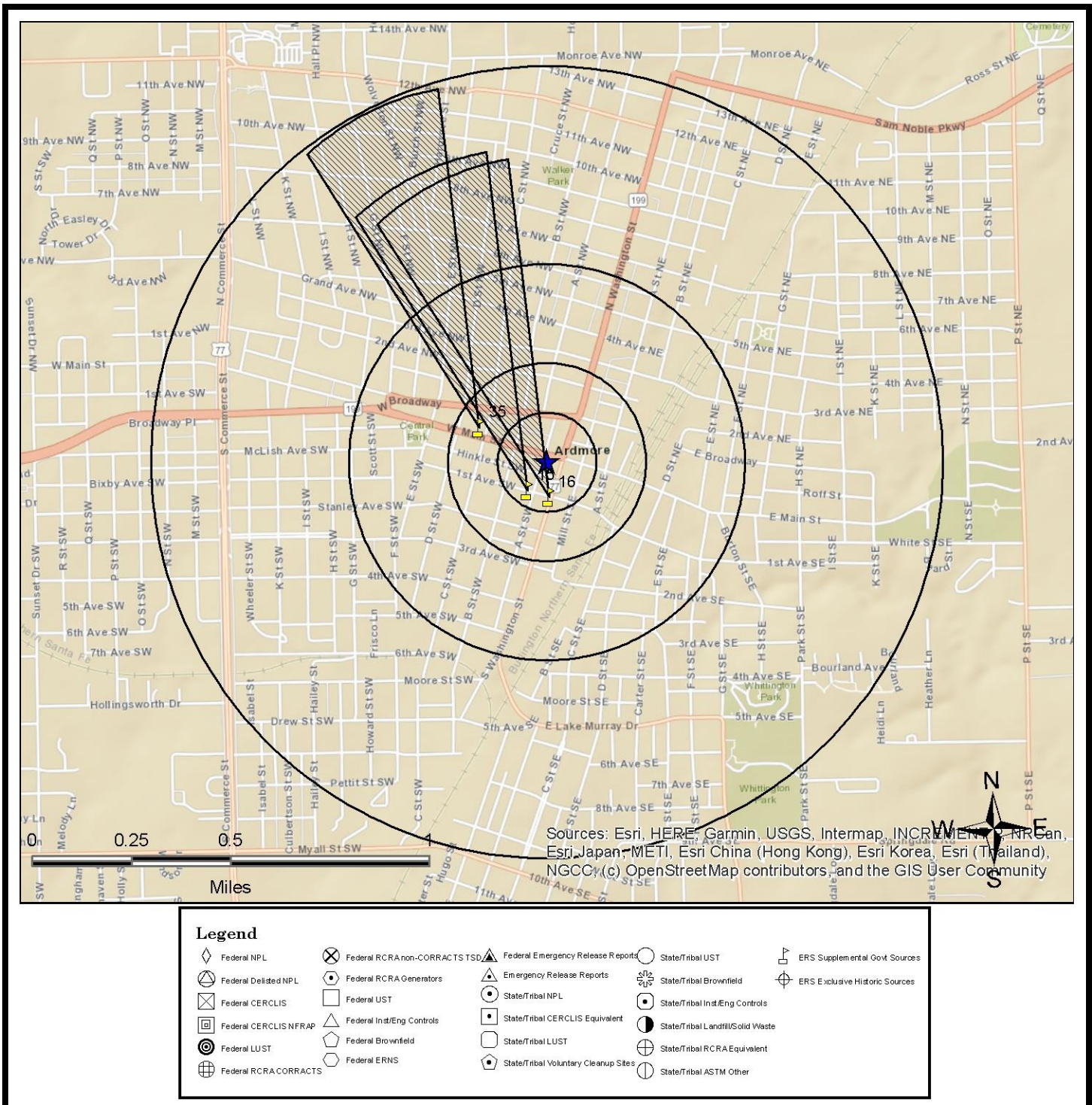
MAP ID	ID / SITE NAME	ADDRESS / DATABASE	AGENCY COORDINATES	DISTANCE (MILES)	DIRECTION
9	1013817 City Hall	23 S WASHINGTON UST-OK	-97.1293, 34.1718	0.05	S
15	7950 DOWNTOWN ARDMORE 308042	117 1ST AVE SW Air-OK	-97.127, 34.171	0.16	SE
17	1009483 Ron's Tire & Auto	40 N WASHINGTON UST-OK	-97.1271, 34.174	0.16	NE
19	1013335 Carter Co Detention Center (Jail)	100 S WASHINGTON UST-OK	-97.1291, 34.1703	0.15	S
20	1005545 Colvert Truck Lot	124 A STR S.W. UST-OK	-97.1291, 34.1745	0.14	N
24	1057009 Downtown Ardmore #308042	Hwy 199 & A St AST-OK	-97.1267, 34.1725	0.14	E
25	1015817 Elliott & Naler Conoco	114 W BROADWAY PST-Other-OK	-97.1299, 34.1739	0.11	NW
26	1020570 Samedan	120 W BROADWAY UST-OK	-97.1299, 34.1739	0.11	NW
28	1002578 Southern Vending Co., Inc.	7 WEST BROADWAY UST-OK	-97.1281, 34.1751	0.19	N
30	1018649 Billy Hill Phillips	132 S WASHINGTON PST-Other-OK	-97.1279, 34.1744	0.15	NE
32	110013704615 BELVEDERE APARTMENTS	202 WASHINGTON STREET APT. #10 FTTS-ENF-US	-97.1272, 34.1753	0.22	NE
34	1018655 Bert Walker Dx	325 W MAIN PST-Other-OK	-97.1249, 34.1717	0.25	E
38	1007306 Ardmore Co	126 C NW AST-OK	-97.1307, 34.1754	0.22	NW
38	064-PV Ardmore Co	126 C NW LUST-Closed-OK	-97.1307, 34.1754	0.22	NW
38	53397 SW BELL-- ARDMORE CO - R65104	126 C ST NW Tier2-OK	-97.13148, 34.1749	0.22	NW
38	1007306 Ardmore Co	126 C NW UST-OK	-97.1307, 34.1754	0.22	NW
41	1018273 George Jackson Apco	219 S WASHINGTON PST-Other-OK	-97.1275, 34.1754	0.22	NE



MAP ID	ID / SITE NAME	ADDRESS / DATABASE	AGENCY COORDINATES	DISTANCE (MILES)	DIRECTION
42	1015803 Conoco Bulk	25 D ST SW PST-Other-OK	-97.1331, 34.1734	0.24	W
43	1012020 Mac's Wholesale Co., Inc.	126 A STR N.E. UST-OK	-97.1291, 34.1747	0.16	N
51	4993 OK VETERANS CTR ARDMORE	1015 S COMMERCE Air-OK	-97.13147, 34.17187	0.14	W
52	110010446892 BLUEBONNET FEEDS	100 S MILL ST FTTS-ENF-US	-97.1283, 34.1701	0.17	S
53	167 ARDMORE FACLT	100 S MILL ST Air-OK	-97.12694, 34.17048	0.18	SE
54	1020825 Bluebonnet Milling Co	100 S MILL ST AST-OK	-97.1283, 34.1695	0.21	S
55	1000247 Bluebonnet Milling Co	100 S MILL STREET UST-OK	-97.1283, 34.1695	0.21	S

MAPPED AIR PERMITS WITH POTENTIAL DISPERSION (MAP6)

Note: Occurrences on this map are reported in Air Quality databases. Potential air plumes are drawn in the direction of the prevailing wind.



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency/source. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Potential air dispersion plumes are depicted to graphically show the direction contaminants may travel based on prevailing wind data and provide a visual screening tool only. Actual direction will vary especially by season. Depending on the actual contaminate, amount released, and other variables, the distance from the source the contaminate may travel can and will vary. Interpretation and review of all the actual relevant data by an environmental professional is recommended before making any decisions, conclusions or otherwise based on the map depictions, air data, and potential air dispersion plumes.

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LISTED OCCURRENCE DETAILS

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
BUTCHS GARAGE			1 , 2 , 3 , 4	410471-PD
ADDRESS			CITY	ZIP
10 W MAIN ST # 303			ARDMORE	73401-6515
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE REPAIRING & SERVICE SIC Code: 753801				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
BURTON, PAUL E			1 , 2 , 3 , 4	1094827-PD
ADDRESS			CITY	ZIP
10 W MAIN ST			ARDMORE	73401-6515
DETAILS				
Listing Year: 1997 SIC Category: OIL & GAS PRODUCERS SIC Code: 131101				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
TRINEHA INC			1 , 2 , 3 , 4	1110967-PD
ADDRESS			CITY	ZIP
10 W MAIN ST			ARDMORE	73401-6515
DETAILS				
Listing Year: 1997 SIC Category: OIL & GAS PRODUCERS SIC Code: 131101				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
REMLIG OIL CO			1 , 2 , 3 , 4	1107132-PD
ADDRESS			CITY	ZIP
10 W MAIN ST # 309			ARDMORE	73401-6515
DETAILS				
Listing Year: 1997 SIC Category: OIL & GAS PRODUCERS SIC Code: 131101				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
VALBEL WEST CORP			1 , 2 , 3 , 4	1111475-PD
ADDRESS			CITY	ZIP
10 W MAIN ST # 218			ARDMORE	73401-6515
DETAILS				
Listing Year: 1997 SIC Category: OIL & GAS PRODUCERS SIC Code: 131101				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
R F MC CRORY & SON			1 , 2 , 3 , 4	1106836-PD
ADDRESS			CITY	ZIP
10 W MAIN ST # 511			ARDMORE	73401-6515
DETAILS				
Listing Year: 1997 SIC Category: OIL LAND LEASES SIC Code: 621102				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
BBR OIL CORP			1 , 2 , 3 , 4	1093814-PD
ADDRESS			CITY	ZIP
10 W MAIN ST # 212			ARDMORE	73401-6515
DETAILS				
Listing Year: 1997 SIC Category: OIL & GAS PRODUCERS SIC Code: 131101				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
SANDERS INTERESTS			1 , 2 , 3 , 4	1107834-PD
ADDRESS			CITY	ZIP
10 W MAIN ST			ARDMORE	73401-6515
DETAILS				
Listing Year: 1997 SIC Category: OIL PROPERTIES SIC Code: 651901				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-OK	No Longer Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
BIDDICK			1 , 2 , 3 , 4	8938CEA1-1267
ADDRESS			CITY	ZIP
10 W MAIN SUITE 212			ARDMORE	73401
DETAILS				
Original Database: Tier2-OK Last Agency Status: Listed Archive Date: 04/30/2015 FCounty: Stephens ReportYear: 2013				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-OK	No Longer Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
Parrish, Jr.			1 , 2 , 3 , 4	8938CEA1-426
ADDRESS			CITY	ZIP
10 W. Main; Suite 211			Ardmore	73401
DETAILS				
Original Database: Tier2-OK Last Agency Status: Listed Archive Date: 04/30/2015 FCounty: Jefferson ReportYear: 2013				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Rental	Listed	Subject Site	881 ft (0 ft higher than site)	1
SITE NAME			MAPS	ID
JOE BROWN RENTALS INC			1 , 2 , 3 , 4	1320136-PD
ADDRESS			CITY	ZIP
10 W MAIN ST			ARDMORE	73401-6515
DETAILS				
Listing Year: 1997 SIC Category: RENTAL SERVICE-STORES & YARDS SIC Code: 735910				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	0.02 miles NW	881 ft (0 ft higher than site)	2
SITE NAME			MAPS	ID
OTEY JOHNSON TRUST			1 , 2 , 3 , 4	1105033-PD
ADDRESS			CITY	ZIP
5 A ST SW			ARDMORE	73401-6518
DETAILS				
Listing Year: 1997 SIC Category: OIL LAND LEASES SIC Code: 621102				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	0.02 miles W	882 ft (1 ft higher than site)	3
SITE NAME			MAPS	ID
TRIPLEDEE DRILLING CO			1 , 2 , 3 , 4	1110984-PD
ADDRESS			CITY	ZIP
100 W MAIN ST			ARDMORE	73401-6414
DETAILS				
Listing Year: 1997 SIC Category: OIL OPERATORS SIC Code: 131105				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	0.02 miles W	882 ft (1 ft higher than site)	3
SITE NAME			MAPS	ID
DUNLAP & CO			1 , 2 , 3 , 4	1095922-PD
ADDRESS			CITY	ZIP
100 W MAIN ST			ARDMORE	73401-6414
DETAILS				
Listing Year: 1997 SIC Category: OIL & GAS PRODUCERS SIC Code: 131101				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-OK	No Longer Listed	0.02 miles W	882 ft (1 ft higher than site)	3
SITE NAME			MAPS	ID
Tripledee Operating Company			1 , 2 , 3 , 4	8938CEA1-1542
ADDRESS			CITY	ZIP
100 West Main St			Ardmore	73401
DETAILS				
Original Database: Tier2-OK Last Agency Status: Listed Archive Date: 04/30/2015 FCounty: Carter ReportYear: 2013				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Printers	Listed	0.02 miles E	880 ft (1 ft lower than site)	4
SITE NAME			MAPS	ID
FILM CENTER			1 , 2 , 3 , 4	1144430-PD
ADDRESS			CITY	ZIP
6 W MAIN ST			ARDMORE	73401-6514
DETAILS				
Listing Year: 1997 SIC Category: PHOTOGRAPHIC EQUIP & SUPPLIES-RETAIL SIC Code: 594601				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Printers	Listed	0.02 miles W	882 ft (1 ft higher than site)	5
SITE NAME			MAPS	ID
LABEL STABLE INC			1 , 2 , 3 , 4	1169384-PD
ADDRESS			CITY	ZIP
102 W MAIN ST			ARDMORE	73401-6414
DETAILS				
Listing Year: 1997 SIC Category: SCREEN PRINTING SIC Code: 275902				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
FRS-US	Listed	0.02 miles NE	881 ft (0 ft higher than site)	6
SITE NAME			MAPS	ID
CHESAPEAKE OPR INC/LEILA 1 31 STA			1 , 2 , 3 , 4	110038046771
ADDRESS			CITY	ZIP
13 MILES NE OF			ARDMORE	73401
DETAILS				
FRS Facility Detail Report URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110038046771 Create Date: 17-FEB-2009 10:18:46 Update Date: 09-MAY-2016 08:48:58 Program System: AIR, AIRS/AFS Interest Type(s): AIR MINOR				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-OK	No Longer Listed	0.02 miles NE	881 ft (0 ft higher than site)	6
SITE NAME			MAPS	ID
LEILA 1 31 STA			1 , 2 , 3 , 4	F201662D-6630
ADDRESS			CITY	ZIP
13 MILES NE OF			ARDMORE	73401
DETAILS				
<p>Original Database: Air-OK Last Agency Status: Listed Archive Date: 12/11/2013 Company ID: 2577 Airs-ID: 069-00015 Company Name: XTO ENGRY INC Company Address: 810 HOUSTON ST STE 2000 Company City: FORT WORTH Company State: TX Company Zip: 761026298 invinvFacilityCategory: Min invinvFacilityStatus: Operating invinvSIC: 1311 Emission S 2011: 0.002 Emmission NO 2011: 1.08 Emmision CO 2011: 1.663 Emission PMTSP 2011: 0 Emission PM10 2011: 0.048 Emission PM25 2011: 0.048 Emission HAP's 2011: 0.055 Emission VOCTotals 2011: 5.477 Emission Toxics 2011: 0.055 Emission VOC Non Toxics 2011: 5.422 permit_num: 2009-251-O last_status: Permit Issued date_iss: 8/24/2009</p> <p>More Details Link</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-US	No Longer Listed	0.02 miles NE	881 ft (0 ft higher than site)	6
SITE NAME			MAPS	ID
XTO ENGRY INC/LEILA 1 31 STA			1 , 2 , 3 , 4	9174E6E3-4006900015
ADDRESS			CITY	ZIP
13 MILES NE OF			ARDMORE	73401
DETAILS				
<p>Original Database: AFS-US Last Agency Status: Listed Archive Date: 05/09/2014 URL: http://www.epa-echo.gov/cgi-bin/get1cReport.cgi?tool=echo&IDNumber=110038046771 Primary Sic Code: 1311 NAIC Code: 211111 EPA Classification: Potential uncontrolled emissions < 100 tons/yr Operating Status: Operating EPA Compliance Status: in compliance with procedural requirements Air Program: NSPS Pollutant Classification: Potential uncontrolled emissions < 100 tons/yr Pollutant Compliance Status: in compliance with procedural requirements Air Program: SIP Pollutant Classification: Potential uncontrolled emissions < 100 tons/yr Pollutant Compliance Status: in compliance with procedural requirements Air Program: SIP Pollutant Classification: Potential uncontrolled emissions < 100 tons/yr Pollutant Compliance Status: in compliance with procedural requirements Air Program: SIP Pollutant Classification: Potential uncontrolled emissions < 100 tons/yr Pollutant Compliance Status: in compliance with procedural requirements Air Program: SIP EPA-State Classification: Potential uncontrolled emissions < 100 tons/yr EPA-State Compliance Status: in compliance with procedural requirements Pollutant Classification: Potential uncontrolled emissions < 100 tons/yr</p> <p>More Details Link</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Printers	Listed	0.04 miles NE	881 ft (0 ft higher than site)	7
SITE NAME			MAPS	ID
ARDMORE PHOTO COPY CO			1 , 2 , 3 , 4	1124010-PD
ADDRESS			CITY	ZIP
11 W MAIN ST			ARDMORE	73401-6513
DETAILS				
Listing Year: 1997 SIC Category: COPYING & DUPLICATING SERVICE SIC Code: 733403				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Paint-Stores	Listed	0.05 miles SE	879 ft (2 ft lower than site)	8
SITE NAME			MAPS	ID
Cook Paint-Ardmore			1 , 2 , 3 , 4	7178
ADDRESS			CITY	ZIP
4 E Main St			Ardmore	
DETAILS				
Site Added: 4/23/2014				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
FRS-US	Listed	0.05 miles SE	879 ft (2 ft lower than site)	9
SITE NAME			MAPS	ID
ON TOP OF CITY JAIL			1 , 2 , 3 , 4	110020907697
ADDRESS			CITY	ZIP
23 SOUTH WASHINGTON			ARDMORE	73401

DETAILS

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110020907697
 Create Date: 18-APR-2005 09:22:50
 Update Date: 29-DEC-2014 17:28:48
 Program System: AIRS/AQS
 Interest Type(s): AIR MONITORING SITE

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-FINDS-US	Listed	0.05 miles SE	879 ft (2 ft lower than site)	9
SITE NAME			MAPS	ID
ARDMORE CITY OF			1 , 2 , 3 , 4	25866
ADDRESS			CITY	ZIP
23 S WASHINGTON ST			ARDMORE	73401
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-OK	No Longer Listed	0.05 miles SE	879 ft (2 ft lower than site)	9
SITE NAME			MAPS	ID
ARDMORE, CITY OF			1 , 2 , 3 , 4	2563
ADDRESS			CITY	ZIP
23 SOUTH WASHINGTON			ARDMORE	73401



DETAILS

Original Database: MLTS-US
 Last Agency Status: Listed
 Archive Date: 05/28/19
 No Longer Listed-Note: This ID has been assigned by ERS
 License Location Street 1: A
 Contact Street: P.O. BOX 249
 Contact City: ARDMORE
 Contact State: OK
 Contact Zip: 73402
 Contact Phone: 405-223-3477

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-OK	No Longer Listed	0.05 miles SE	879 ft (2 ft lower than site)	9
SITE NAME			MAPS	ID
City of Ardmore			1 , 2 , 3 , 4	8938CEA1-2453
ADDRESS			CITY	ZIP
23 S. Washington			Ardmore	73401

DETAILS

Original Database: Tier2-OK
 Last Agency Status: Listed
 Archive Date: 04/30/2015
 FCounty: Stephens
 ReportYear: 2013

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-OK	No Longer Listed	0.05 miles SE	879 ft (2 ft lower than site)	9
SITE NAME			MAPS	ID
ARDMORE CITY OF			1 , 2 , 3 , 4	5889
ADDRESS			CITY	ZIP
23 SOUTH WASHINGTON			ARDMORE	73401

DETAILS

Original Database: MLTS-US
 Last Agency Status: Listed
 Archive Date: 08/12/15
 No Longer Listed-CONTACT STREET: P.O. BOX 249
 CONTACT CITY: ARDMORE
 CONTACT STATE: OK
 CONTACT ZIP: 73402
 FIRST NAME: LARRY
 Middle Name: Not Reported
 LAST NAME: TACKETT
 SUFFIX: Not Reported
 CONTACT PHONE: 405-223-3477

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-OK	Listed	0.05 miles SE	879 ft (2 ft lower than site)	9
SITE NAME			MAPS	ID
CITY HALL			1 , 2 , 3 , 4	7068359
ADDRESS			CITY	ZIP
23 SOUTH WASHINGTON			ARDMORE	73402
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.05 miles SE	879 ft (2 ft lower than site)	9
SITE NAME			MAPS	ID
City Hall			1 , 2 , 3 , 4	1013817
ADDRESS			CITY	ZIP
23 S WASHINGTON			Ardmore	73402

DETAILS

Document Search:

<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>

URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.

Facility Number: 1013817

Owner Name: City Of Ardmore

Owner Address: PO Box 249

Owner City: Ardmore

Owner State: OK

Owner Zip Code: 73402

Owner Phone: 5802262100

Agency Provided Latitude: 34.1718

Agency Provided Longitude: -97.1293

Tank Number: 1

Tank Status: POU

Tank Type: UST

Tank Installed Date: 10/1/1978

Tank Substance: Diesel

Tank Capacity: 3000

Tank Compartments: 1

Tank Construction: Single Walled

Tank Material: Steel

Tank CP Type: Not Reported

Tank Dike Type: Not Reported

Pipe Material: Steel

Pipe Construction: Single-Walled

Pipe CP Type: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-FINDS-US	Listed	0.05 miles SE	879 ft (2 ft lower than site)	10
SITE NAME			MAPS	ID
SOUTHERN OK WATER CORP			1 , 2 , 3 , 4	390402
ADDRESS			CITY	ZIP
18 S WASHINGTON			ARDMORE	73401
DETAILS				
Reported Date: 1998				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Oil-Gas	Listed	0.05 miles W	882 ft (1 ft higher than site)	11
SITE NAME			MAPS	ID
DOUGLASS OIL PROPERTIES			1 , 2 , 3 , 4	1095772-PD
ADDRESS			CITY	ZIP
118 W MAIN ST			ARDMORE	73401-6414
DETAILS				
Listing Year: 1997 SIC Category: OIL LAND LEASES SIC Code: 621102				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information	0.08 miles SW	881 ft (0 ft higher than site)	12
SITE NAME			MAPS	ID
CUSTOM SERVICE LANDFILL			1 , 2 , 4	OKD987096229
ADDRESS			CITY	ZIP
PO BOX 2176			ARDMORE	73402

DETAILS

Program and Facility Information

EPA ID: OKD987096229

Site ID: 604677

REGION: 6

County: CARTER

Street Address 2: Not Reported

Congressional District: 3

FIPS Code: 40019

NPL Status: Not on the NPL

Federal Facility?: N

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Additional Information

START (ACTUAL): 7/14/1992 4:00:00 AM

FINISH (ACTUAL): 7/14/1992 4:00:00 AM

ACTION CODE: DS

ACTION NAME: DISCVRY

SEQ: 1

QUAL: Not Reported

CURRENT ACTION LEAD: EPA Perf

START (ACTUAL): Not Reported

FINISH (ACTUAL): 1/24/1996 5:00:00 AM

ACTION CODE: PA

ACTION NAME: PA

SEQ: 1

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.08 miles SW	881 ft (0 ft higher than site)	13
SITE NAME			MAPS	ID
D & D Zipmart			1 , 2 , 4	1006932
ADDRESS			CITY	ZIP
11ST & A STR NE			Ardmore	73401

DETAILS

Document Search:

<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>

URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.

Facility Number: 1006932

Owner Name: Mccullars Distributing, Inc.

Owner Address: 420 S. WASHINGTON

Owner City: Ardmore

Owner State: OK

Owner Zip Code: 73401

Owner Phone: 4052230010

Agency Provided Latitude: 34.1833

Agency Provided Longitude: -97.1228

Tank Number: 1

Tank Status: POU

Tank Type: UST

Tank Installed Date: 4/28/1984

Tank Substance: Gasoline

Tank Capacity: 4000

Tank Compartments: 1

Tank Construction: Single Walled

Tank Material: Steel

Tank CP Type: CP Applied

Tank Dike Type: Not Reported

Pipe Material: Steel

Pipe Construction: Single-Walled

Pipe CP Type: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
PST-Other-OK	Listed	0.08 miles S	879 ft (2 ft lower than site)	14
SITE NAME			MAPS	ID
Earl Jones Phillips			1 , 2 , 4	1018643
ADDRESS			CITY	ZIP
1111 SW 3RD			Ardmore	73401

DETAILS

Facility Number: 1018643
 Document Search:
<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>
 Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.
 Owner Name: Earl Jones
 Owner Address: 1111 SW 3RD
 Owner City: Ardmore
 Owner State: OK
 Owner Zip Code: 73401
 Owner Phone: Not Reported
 Agency Provided Latitude: 34.1696
 Agency Provided Longitude: -97.143

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Air-OK	Listed	0.08 miles SW	881 ft (0 ft higher than site)	15
SITE NAME			MAPS	ID
DOWNTOWN ARDMORE 308042			1 , 2 , 4	7950
ADDRESS			CITY	ZIP
117 1ST AVE SW			ARDMORE	73401

DETAILS

Facility Information

Permit: 2011-344-O

Company ID: 3732

NAICS: 517311

SIC: 4813

Operating Status: Operating

Company: AMERICAN TOWER CORP

County: CARTER

Section: 25

Township: 4S

Range: 1E

Agency Provided Latitude: 34.17100

Agency Provided Longitude: -97.12700

Programmatic ID: OK0000004001900133

Date Issued: 4/25/2012

Contact First Name: SCOT

Contact Last Name: SANDEFUR

Online Document Information

: Not Reported

2017 Emissions

: Not Reported

2015 Emissions

: Not Reported

2014 Emissions

EPA Number: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-AFS2-US	Listed	0.08 miles SW	881 ft (0 ft higher than site)	15
SITE NAME			MAPS	ID
AMERICAN TOWER CORP/DOWNTOWN ARDMORE 308			1 , 2 , 4	06-40-019-00133
ADDRESS			CITY	ZIP
117 1ST AVE SW			ARDMORE	73401

DETAILS

Major Historical

: Not Reported

Major Pollutant Data

: Not Reported

Minor Historical

Region Code: 06

Plant ID: 00133

State Plant Compliance Status: C

Historical Compliance Date: 1403

Air Program Code: NSPS

Historical Compliance Date: 1202

Air Program Code: State Implementation Plan (SIP) source

Historical Compliance Date: 1203

Air Program Code: State Implementation Plan (SIP) source

Historical Compliance Date: 1204

Air Program Code: State Implementation Plan (SIP) source

Historical Compliance Date: 1303

Air Program Code: State Implementation Plan (SIP) source

Historical Compliance Date: 1402

Air Program Code: NSPS

Historical Compliance Date: 1302

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-AFS-US	Listed	0.08 miles SW	881 ft (0 ft higher than site)	15
SITE NAME			MAPS	ID
AMERICAN TOWER CORP/DOWNTOWN ARDMORE 308			1 , 2 , 4	4001900133
ADDRESS			CITY	ZIP
117 1ST AVE SW			ARDMORE	73401

DETAILS

Facility:

PLANT_ID: 1090287
 EPA_REGION: 06: AR, LA, NM, OK, TX
 PLANT_COUNTY: 019
 PRIMARY_SIC_CODE: 4813
 SECONDARY_SIC_CODE: Not Reported
 NAICS_CODE: 517110
 AFS_GOV_FACILITY_CODE: Privately Owned/Operated
 FEDERALLY_REPORTABLE: No
 EPA_CLASSIFICATION_CODE: Potential uncontrolled emissions < 100 tons/yr
 OPERATING_STATUS: Operating
 EPA_COMPLIANCE_STATUS: In Compliance With Procedural Requirements
 CURRENT_HPVS: Not Reported
 LOCAL_CONTROL_REGION: Not Reported
 STATE_COMPLIANCE_STATUS: In Compliance With Procedural Requirements

Air Program:

AIR_PROGRAM: SIP
 AIR_PROGRAM_STATUS: Operating
 EPA_CLASSIFICATION_CODE: Potential uncontrolled emissions < 100 tons/yr
 EPA_COMPLIANCE_STATUS: In Compliance With Procedural Requirements
 AIR_PROGRAM_CODE_SUBPARTS: Not Reported
 POLLUTANT: Facility-Wide Permit Requirements
 CHEMICAL_ABSTRACT_SERVICE_NMBR: Not Reported
 POLLUTANT_CLASSIFICATION: Potential uncontrolled emissions < 100 tons/yr
 POLLUTANT_COMPLIANCE_STATUS: In Compliance With Procedural Requirements

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Air-OK	Listed	0.09 miles S	879 ft (2 ft lower than site)	16
SITE NAME			MAPS	ID
TAYLOR E 1			1 , 2 , 4	21036
ADDRESS			CITY	ZIP
2.1 MI NW OF DEER CREEK RD/HWY77			ARDMORE	73401

DETAILS

Facility Information

Permit: 2019-0813-O

Company ID: 3976

NAICS: 211120

SIC: 1311

Operating Status: Operating

Company: CIMAREX ENERGY CO OF COLORADO

County: CARTER

Section: 26

Township: 3S

Range: 1E

Agency Provided Latitude: 34.27221

Agency Provided Longitude: -97.17581

Programmatic ID: OK0000004001900313

Date Issued: 7/22/2019

Contact First Name: STUART

Contact Last Name: WITTENBACH

Online Document Information

: Not Reported

2017 Emissions

: Not Reported

2015 Emissions

: Not Reported

2014 Emissions

: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.1 miles NE	878 ft (3 ft lower than site)	17
SITE NAME			MAPS	ID
BOWMAN TIRE COMPLETE INC			1 , 2 , 4	17145
ADDRESS			CITY	ZIP
40 N WASHINGTON ST			Ardmore	73401
DETAILS				
Sic Code: 5531 Desc: Auto, Truck & Tire Service Site Added: 2/2010				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.1 miles NE	878 ft (3 ft lower than site)	17
SITE NAME			MAPS	ID
BOWMAN TIRE COMPLETE INC			1 , 2 , 4	79019
ADDRESS			CITY	ZIP
40 NORTH WASHINGTON			ARDMORE	73401
DETAILS				
Site Added: 1/1/2013				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-OK	Listed	0.1 miles NE	878 ft (3 ft lower than site)	17
SITE NAME			MAPS	ID
RON'S TIRE & AUTO			1 , 2 , 4	2054448
ADDRESS			CITY	ZIP
40 N WASHINGTON			ARDMORE	73401
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.1 miles NE	878 ft (3 ft lower than site)	17
SITE NAME			MAPS	ID
Ron's Tire & Auto			1 , 2 , 4	1009483
ADDRESS			CITY	ZIP
40 N WASHINGTON			Ardmore	73401

DETAILS

Document Search:

<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>

URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.

Facility Number: 1009483

Owner Name: Rons Tire & Auto

Owner Address: 40 N. WASHINGTON

Owner City: Ardmore

Owner State: OK

Owner Zip Code: 73401

Owner Phone: 4052231781

Agency Provided Latitude: 34.174

Agency Provided Longitude: -97.1271

Tank Number: 1

Tank Status: POU

Tank Type: UST

Tank Installed Date: 4/22/1974

Tank Substance: Used Oil

Tank Capacity: 200

Tank Compartments: 1

Tank Construction: Single Walled

Tank Material: Steel

Tank CP Type: Not Reported

Tank Dike Type: Not Reported

Pipe Material: Steel

Pipe Construction: Single-Walled

Pipe CP Type: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.1 miles W	884 ft (3 ft higher than site)	18
SITE NAME			MAPS	ID
KUSTOM KORNER PAINT & BODY			1 , 2 , 4	487390-PD
ADDRESS			CITY	ZIP
11 B ST SW			ARDMORE	73401-6409
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE BODY-REPAIRING & PAINTING SIC Code: 753201				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-OK	Listed	0.1 miles S	879 ft (2 ft lower than site)	19
SITE NAME			MAPS	ID
CARTER CO DETENTION CENTER (JAI)			1 , 2 , 4	4897797
ADDRESS			CITY	ZIP
100 S WASHINGTON			ARDMORE	73402
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.1 miles S	879 ft (2 ft lower than site)	19
SITE NAME			MAPS	ID
Carter Co Detention Center (Jail)			1 , 2 , 4	1013335
ADDRESS			CITY	ZIP
100 S WASHINGTON			Ardmore	73402

DETAILS

Document Search:

<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>

URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.

Facility Number: 1013335

Owner Name: Carter County Detention Center

Owner Address: 100 S WASHINGTON

Owner City: Ardmore

Owner State: OK

Owner Zip Code: 73401

Owner Phone: 5802215506

Agency Provided Latitude: 34.1703

Agency Provided Longitude: -97.1291

Tank Number: 1

Tank Status: CIU

Tank Type: UST

Tank Installed Date: 9/1/1988

Tank Substance: Gasoline

Tank Capacity: 10000

Tank Compartments: 1

Tank Construction: Single Walled

Tank Material: Fiberglass Reinforced Plastic

Tank CP Type: Not Reported

Tank Dike Type: Not Reported

Pipe Material: Steel

Pipe Construction: Single-Walled

Pipe CP Type: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-OK	Listed	0.11 miles SW	881 ft (0 ft higher than site)	20
SITE NAME			MAPS	ID
COLVERT TRUCK LOT			1 , 2 , 4	943868
ADDRESS			CITY	ZIP
124 A STR S.W.			ARDMORE	73401
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.11 miles SW	881 ft (0 ft higher than site)	20
SITE NAME			MAPS	ID
Colvert Truck Lot			1 , 2 , 4	1005545
ADDRESS			CITY	ZIP
124 A STR S.W.			Ardmore	73401
DETAILS				
<p>Document Search: https://apps.occeweb.com/PSTPortal/PublicImaging/Home URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search" , search by Facility Number for agency documents. Facility Number: 1005545 Owner Name: Colvert Dairy Trust Owner Address: 135 S. WASHINGTON BOX 158 Owner City: Ardmore Owner State: OK Owner Zip Code: 73401 Owner Phone: 4052233441 Agency Provided Latitude: 34.1745 Agency Provided Longitude: -97.1291</p> <p>Tank Number: 1 Tank Status: POU Tank Type: UST Tank Installed Date: 10/27/1982 Tank Substance: Diesel Tank Capacity: 10000 Tank Compartments: 1 Tank Construction: Single Walled Tank Material: Steel Tank CP Type: Not Reported Tank Dike Type: Not Reported Pipe Material: Steel Pipe Construction: Single-Walled Pipe CP Type: Not Reported</p> <p>More Details Link</p>				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.11 miles S	879 ft (2 ft lower than site)	21
SITE NAME			MAPS	ID
SHUMAN MACH CO			1 , 2 , 4	OKD057702847
ADDRESS			CITY	ZIP
120 S WASHINGTON			ARDMORE	73401
DETAILS				
<p>Additional details may be found online using the following link:</p> <p>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=OKD057702847</p> <p>Source Type: Notification Generator Status Universe: N Generator Status: Non-Generator NAICS1: OTHER COMMERCIAL AND SERVICE INDUSTRY MACHINERY MANUFACTURING Active Site Indicator: ----- Owner Name: SHUMAN ANSON P In Handler Universes: N In a Universe: N Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: N Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ----- Active Site Converter TSDF: -----</p> <p>More Details Link</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
BF-US	Listed	0.12 miles S	878 ft (3 ft lower than site)	22
SITE NAME			MAPS	ID
Colvert Dairy Plant			1 , 2 , 4	199504
ADDRESS			CITY	ZIP
135 S. Washington			ARDMORE	73401
DETAILS				
<p> PROPERTY_ID: 199504 GRANT_TYPE: Section 128(a) State/Tribal EPA_REGION: 06 PROPERTY_SIZE: 2.88 STCNTRBG: Not Reported LOCAL_PARCEL_NUMBER: Not Reported CURRENT_OWNER: City of Ardmore OWNERSHIP_ENTITY: Government LATITUDE_MEASURE: 34.1706549 LONGITUDE_MEASURE: -97.129565 FLAG_CLEANUP_REQUIRED: Y FLAG_IC_REQUIRED: N IC_DATA_ADDRESS: Not Reported FLAG_IC_IN_PLACE: Not Reported IC_IN_PLACE_DATE: Not Reported PROP_CNTRL_IND: Not Reported GOV_CNTRL_IND: Not Reported PERMIT_TOOLS_IND: Not Reported INFO_DEVICES_IND: Not Reported PROP_FUNDING_TYPE_CODE: Not Reported OWNERSHIP_CHANGED_IND: N SFLLP_FACTOR_IND: Not Reported HORIZONTAL_COLLECTION_METHOD: Address Matching-House Number SOURCE_MAPSCALE_NUMBER: Not Reported REFERENCE_POINT: Entrance Point of a Facility or Station HORIZONTAL_REFERENCE_DATUM: North American Datum of 1983 PAST_COMMERCIAL_ACRES: 2.88 More Details Link </p>				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SCAP-OK	Listed	0.12 miles S	879 ft (2 ft lower than site)	23
SITE NAME			MAPS	ID
Colverts Dairy			1 , 2 , 4	185
ADDRESS			CITY	ZIP
Not Reported by Agency			Ardmore	
DETAILS				
Site Name: Colverts Dairy City: Ardmore County: Carter Site Type: Orphan Site Agency Provided Latitude: 34.17071899999999 Agency Provided Longitude: -97.129564				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
AST-OK	Listed	0.12 miles N	880 ft (1 ft lower than site)	24
SITE NAME			MAPS	ID
Downtown Ardmore #308042			1 , 2 , 4	1057009
ADDRESS			CITY	ZIP
Hwy 199 & A St			Ardmore	73401

DETAILS

Document Search:

<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>

URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.

Facility Number: 1057009

Owner Name: American Tower Corporation

Owner Address: 10 Presidential Way

Owner City: Woburn

Owner State: MA

Owner Zip Code: 1801

Owner Phone: 7814287222

Agency Provided Latitude: 34.1725

Agency Provided Longitude: -97.1267

Tank Number: 1

Tank Status: CIU

Tank Type: AST

Tank Installed Date: 10/1/2011

Tank Substance: Diesel

Tank Capacity: 305

Tank Compartments: 1

Tank Construction: Single Walled

Tank Material: Steel

Tank CP Type: Not Reported

Tank Dike Type: Not Reported

Pipe Material: Steel

Pipe Construction: Single-Walled

Pipe CP Type: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-OK	Listed	0.12 miles N	880 ft (1 ft lower than site)	24
SITE NAME			MAPS	ID
ATCHINSON, TOPEKA, & SANTA FE R			1 , 2 , 4	4897517
ADDRESS			CITY	ZIP
A ST & BROADWAY			ARDMORE	73401
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.12 miles N	880 ft (1 ft lower than site)	24
SITE NAME			MAPS	ID
Atchinson, Topeka, & Santa Fe R			1 , 2 , 4	1013365
ADDRESS			CITY	ZIP
A ST & BROADWAY			Ardmore	73401
DETAILS				
<p>Document Search: https://apps.occeweb.com/PSTPortal/PublicImaging/Home URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search" , search by Facility Number for agency documents. Facility Number: 1013365 Owner Name: Atchison, Topeka, & Santa Fe Rr Owner Address: 920 SE QUINCY ST Owner City: Topeka Owner State: KS Owner Zip Code: 66612 Owner Phone: 9134352386 Agency Provided Latitude: 34.1743 Agency Provided Longitude: -97.1292</p> <p>Tank Number: 1 Tank Status: POU Tank Type: UST Tank Installed Date: 1/1/1950 Tank Substance: Diesel Tank Capacity: 300 Tank Compartments: 1 Tank Construction: Single Walled Tank Material: Steel Tank CP Type: Not Reported Tank Dike Type: Not Reported Pipe Material: Steel Pipe Construction: Single-Walled Pipe CP Type: Not Reported</p> <p>More Details Link</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
PST-Other-OK	Listed	0.12 miles N	880 ft (1 ft lower than site)	25
SITE NAME			MAPS	ID
Elliott & Naler Conoco			1 , 2 , 4	1015817
ADDRESS			CITY	ZIP
114 W BROADWAY			Ardmore	73401
DETAILS				
<p>Facility Number: 1015817 Document Search: https://apps.occeweb.com/PSTPortal/PublicImaging/Home Instructions: Go to URL, create free account with agency, click Image Search, "Image Search" , search by Facility Number for agency documents. Owner Name: Elliott & Naler Owner Address: 114 W BROADWAY Owner City: Ardmore Owner State: OK Owner Zip Code: 73401 Owner Phone: Not Reported Agency Provided Latitude: 34.1739 Agency Provided Longitude: -97.1299</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.12 miles N	881 ft (0 ft higher than site)	26
SITE NAME			MAPS	ID
Samedan			1 , 2 , 4	1020570
ADDRESS			CITY	ZIP
120 W BROADWAY			Ardmore	73402

DETAILS

Document Search:

<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>

URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.

Facility Number: 1020570

Owner Name: Samedan

Owner Address: 110 W BROADWAY

Owner City: Ardmore

Owner State: OK

Owner Zip Code: 73402

Owner Phone: 5802211208

Agency Provided Latitude: 34.1739

Agency Provided Longitude: -97.1299

Tank Number: 1

Tank Status: POU

Tank Type: UST

Tank Installed Date: Not Reported

Tank Substance: Used Oil

Tank Capacity: 550

Tank Compartments: 1

Tank Construction: Single Walled

Tank Material: Steel

Tank CP Type: Not Reported

Tank Dike Type: Not Reported

Pipe Material: Steel

Pipe Construction: Single-Walled

Pipe CP Type: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Dry-Cleaners-OK	Permanently Closed	0.14 miles SE	878 ft (3 ft lower than site)	27
SITE NAME			MAPS	ID
COOKS LAUNDRY AND DRY CLEANING			1 , 2 , 4	4040
ADDRESS			CITY	ZIP
15 A ST, SE			ARDMORE	73401

DETAILS

Facility ID: 4040
 Facility: 15 A ST SE COOKS DRY CLNR
 SIC: 7216
 NAICS: 812320
 County: CARTER
 Plant Phone Number: (580) 223-7110
 Agency Provided Latitude: 34.17148
 Agency Provided Longitude: -97.12677

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	0.14 miles SE	878 ft (3 ft lower than site)	27
SITE NAME			MAPS	ID
FORMER COOKS LAUNDRY & DRY CLEANING			1 , 2 , 4	OKD032875031
ADDRESS			CITY	ZIP
15 A ST SE			ARDMORE	73401

DETAILS

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=OKD032875031

Source Type: Implementer

Generator Status Universe: N

Generator Status: Non-Generator

Active Site Indicator: -----

Owner Name: JAMES PORTER

In Handler Universes: N

In a Universe: N

Short Term Generator: N

Importer Activity: N

Mixed Waste Generator: N

Transporter Activity: N

Transfer Facility: N

Recycler Activity: N

Onsite Burner Exemption: N

Furnace Exemption: N

Underground Injection Activity: N

Receives Waste From Off-site: N

Universal Waste: N

Universal Waste Destination Facility: N

Used Oil Universe: NNNNNNN

Federal Universal Waste: N

Active Site Federally Regulated TSDF: -----

Active Site Converter TSDF: -----

Active Site State Regulated TSDF: -----

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-OK	Listed	0.15 miles NE	877 ft (4 ft lower than site)	28
SITE NAME			MAPS	ID
SOUTHERN VENDING CO., INC.			1 , 2 , 4	950090
ADDRESS			CITY	ZIP
7 WEST BROADWAY			ARDMORE	73401
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.15 miles NE	877 ft (4 ft lower than site)	28
SITE NAME			MAPS	ID
Southern Vending Co., Inc.			1 , 2 , 4	1002578
ADDRESS			CITY	ZIP
7 WEST BROADWAY			Ardmore	73401
DETAILS				
<p>Document Search: https://apps.occeweb.com/PSTPortal/PublicImaging/Home URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search" , search by Facility Number for agency documents. Facility Number: 1002578 Owner Name: Southern Vending Co Inc. Owner Address: 7 W BRDWY Owner City: Ardmore Owner State: OK Owner Zip Code: 73401 Owner Phone: 4052238282 Agency Provided Latitude: 34.1751 Agency Provided Longitude: -97.1281</p> <p>Tank Number: 1 Tank Status: POU Tank Type: UST Tank Installed Date: 4/4/1971 Tank Substance: Gasoline Tank Capacity: 2000 Tank Compartments: 1 Tank Construction: Single Walled Tank Material: Steel Tank CP Type: Not Reported Tank Dike Type: Not Reported Pipe Material: Steel Pipe Construction: Single-Walled Pipe CP Type: Not Reported</p> <p>More Details Link</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.16 miles NW	886 ft (5 ft higher than site)	29
SITE NAME			MAPS	ID
Coast To Coast			1 , 2 , 4	32679
ADDRESS			CITY	ZIP
229 W Main St			Ardmore	73401
DETAILS				
Sic Code: 5531 Desc: Auto, Truck & Tire Service Site Added: 2/2010				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.16 miles S	877 ft (4 ft lower than site)	30
SITE NAME			MAPS	ID
PENROD AUTOMOTIVE			1 , 2 , 4	535231-PD
ADDRESS			CITY	ZIP
132 S WASHINGTON ST			ARDMORE	73401-7039
DETAILS				
Listing Year: 1997 SIC Category: AUTOMOBILE REPAIRING & SERVICE SIC Code: 753801				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
PST-Other-OK	Listed	0.16 miles S	877 ft (4 ft lower than site)	30
SITE NAME			MAPS	ID
Billy Hill Phillips			1 , 2 , 4	1018649
ADDRESS			CITY	ZIP
132 S WASHINGTON			Ardmore	73401

DETAILS

Facility Number: 1018649
 Document Search:
<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>
 Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.
 Owner Name: Billy Hill
 Owner Address: 132 S WASHINGTON
 Owner City: Ardmore
 Owner State: OK
 Owner Zip Code: 73401
 Owner Phone: Not Reported
 Agency Provided Latitude: 34.1744
 Agency Provided Longitude: -97.1279

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
PST-Other-OK	Listed	0.19 miles W	885 ft (4 ft higher than site)	31
SITE NAME			MAPS	ID
Joe Carroll Phillips			1 , 2 , 4	1018634
ADDRESS			CITY	ZIP
314 W MAIN			Ardmore	73401

DETAILS

Facility Number: 1018634
 Document Search:
<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>
 Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.
 Owner Name: Joe Carroll
 Owner Address: 314 W MAIN
 Owner City: Ardmore
 Owner State: OK
 Owner Zip Code: 73401
 Owner Phone: Not Reported
 Agency Provided Latitude: 34.1716
 Agency Provided Longitude: -97.1246

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
FTTS-ENF-US	Listed	0.19 miles S	878 ft (3 ft lower than site)	32
SITE NAME			MAPS	ID
BELVEDERE APARTMENTS			1 , 2 , 4	110013704615
ADDRESS			CITY	ZIP
202 WASHINGTON STREET APT. #10			ARDMORE	73401-6937
DETAILS				
<p>Enforcement Action Identifier: 06-2003-0791 Enforcement Action Name: BELVEDERE APARTMENTS LBP-06-03-0025 Achieved Date: Not Reported Complaint/Proposed Order Actual Dat: 9/16/2003 EFA Region: 06 Enforcement Action Status: Closed Enforcement Agency Type: Not Reported Final Order Type: Administrative Penalty Order With or Without Injunctive Relief Final Ordr Iss/Final Ordr Enter Dte: 10/17/2003 Forum: Administrative - Formal Primary Law: Toxic Substances Control Act</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.19 miles NE	875 ft (6 ft lower than site)	33
SITE NAME			MAPS	ID
FAULKNERS AUTO REPAIR			1 , 2 , 4	435163-PD
ADDRESS			CITY	ZIP
111 E BROADWAY ST			ARDMORE	73401-6919
DETAILS				
<p>Listing Year: 1997 SIC Category: AUTOMOBILE REPAIRING & SERVICE SIC Code: 753801</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
PST-Other-OK	Listed	0.19 miles NW	885 ft (4 ft higher than site)	34
SITE NAME			MAPS	ID
Bert Walker Dx			1 , 2 , 4	1018655
ADDRESS			CITY	ZIP
325 W MAIN			Ardmore	73401
DETAILS				
<p>Facility Number: 1018655 Document Search: https://apps.occeweb.com/PSTPortal/PublicImaging/Home Instructions: Go to URL, create free account with agency, click Image Search, "Image Search" , search by Facility Number for agency documents. Owner Name: Bert Walker Owner Address: 325 W MAIN Owner City: Ardmore Owner State: OK Owner Zip Code: 73401 Owner Phone: Not Reported Agency Provided Latitude: 34.1717 Agency Provided Longitude: -97.1249</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-AFS-US	Listed	0.19 miles NW	885 ft (4 ft higher than site)	35
SITE NAME			MAPS	ID
INTEGRATED TECH GRO/ARDMORE FACLTY			1 , 2 , 4	4001900049
ADDRESS			CITY	ZIP
301 W MAIN STE 500			ARDMORE	73401

DETAILS

Facility:
 PLANT_ID: 1018588
 EPA_REGION: 06: AR, LA, NM, OK, TX
 PLANT_COUNTY: 019
 PRIMARY_SIC_CODE: 4953
 SECONDARY_SIC_CODE: Not Reported
 NAICS_CODE: 562213
 AFS_GOV_FACILITY_CODE: Privately Owned/Operated
 FEDERALLY_REPORTABLE: No
 EPA_CLASSIFICATION_CODE: Potential uncontrolled emissions < 100 tons/yr
 OPERATING_STATUS: Planned (Has applied for a construction permit)
 EPA_COMPLIANCE_STATUS: In Compliance With Procedural Requirements
 CURRENT_HPVS: Not Reported
 LOCAL_CONTROL_REGION: Not Reported
 STATE_COMPLIANCE_STATUS: In Compliance With Procedural Requirements

Air Program:
 AIR_PROGRAM: SIP
 AIR_PROGRAM_STATUS: Planned (Has applied for a construction permit)
 EPA_CLASSIFICATION_CODE: Potential uncontrolled emissions < 100 tons/yr
 EPA_COMPLIANCE_STATUS: In Compliance With Procedural Requirements
 AIR_PROGRAM_CODE_SUBPARTS: Not Reported
 POLLUTANT: PM10
 CHEMICAL_ABSTRACT_SERVICE_NMBR: Not Reported
 POLLUTANT_CLASSIFICATION: Potential uncontrolled emissions < 100 tons/yr
 POLLUTANT_COMPLIANCE_STATUS: In Compliance With Procedural Requirements

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Service Stations	Listed	0.19 miles NW	885 ft (4 ft higher than site)	35
SITE NAME			MAPS	ID
Wildhorse Oil & Gas Corp			1 , 2 , 4	172366
ADDRESS			CITY	ZIP
301 W Main St			Ardmore	73401
DETAILS				
Site Added: 1/1/2013				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Auto Repair	Listed	0.2 miles S	878 ft (3 ft lower than site)	36
SITE NAME			MAPS	ID
Battery Warehouse			1 , 2 , 4	27369
ADDRESS			CITY	ZIP
200 S Washington St			Ardmore	73401
DETAILS				
Sic Code: 5531 Desc: Auto, Truck & Tire Service Site Added: 2/2010				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-OK	Listed	0.2 miles NW	885 ft (4 ft higher than site)	37
SITE NAME			MAPS	ID
LINC NAT BNK & BESSIE WOERZ			1 , 2 , 4	947207
ADDRESS			CITY	ZIP
300 WEST BROADWAY			ARDMORE	73401
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.2 miles NW	885 ft (4 ft higher than site)	37
SITE NAME			MAPS	ID
Linc Nat Bnk & Bessie Woerz			1 , 2 , 4	1011556
ADDRESS			CITY	ZIP
300 WEST BROADWAY			Ardmore	73401

DETAILS

Document Search:

<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>

URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.

Facility Number: 1011556

Owner Name: Lincoln Bank & Trust Company

Owner Address: 301 WEST MAIN STREET

Owner City: Ardmore

Owner State: OK

Owner Zip Code: 73401

Owner Phone: 4052232265

Agency Provided Latitude: 34.1729

Agency Provided Longitude: -97.1235

Tank Number: 1

Tank Status: POU

Tank Type: UST

Tank Installed Date: 8/21/1929

Tank Substance: Not Listed

Tank Capacity: 2000

Tank Compartments: 1

Tank Construction: Single Walled

Tank Material: Steel

Tank CP Type: Not Reported

Tank Dike Type: Not Reported

Pipe Material: Not Reported

Pipe Construction: Single-Walled

Pipe CP Type: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
AST-OK	Listed	0.23 miles NW	886 ft (5 ft higher than site)	38
SITE NAME			MAPS	ID
Ardmore Co			1 , 2 , 4	1007306
ADDRESS			CITY	ZIP
126 C NW			Ardmore	73401

DETAILS

Document Search:

<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>

URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.

Facility Number: 1007306

Owner Name: AT&T Services

Owner Address: 308 South Akard

Owner City: Dallas

Owner State: TX

Owner Zip Code: 75202

Owner Phone: 2144647165

Agency Provided Latitude: 34.1754

Agency Provided Longitude: -97.1307

Tank Number: 2

Tank Status: CIU

Tank Type: AST

Tank Installed Date: 1/1/1984

Tank Substance: Diesel

Tank Capacity: 550

Tank Compartments: 1

Tank Construction: Double Walled

Tank Material: Steel

Tank CP Type: Not Reported

Tank Dike Type: Not Reported

Pipe Material: Steel

Pipe Construction: Single-Walled

Pipe CP Type: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-OK	Listed	0.23 miles NW	886 ft (5 ft higher than site)	38
SITE NAME			MAPS	ID
SOUTHWESTERN BELL TELEPHONE CO			1 , 2 , 4	950108
ADDRESS			CITY	ZIP
126 C NW			ARDMORE	73401
DETAILS				
Reported Date: 1998				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-OK	Closed	0.23 miles NW	886 ft (5 ft higher than site)	38
SITE NAME			MAPS	ID
Ardmore Co			1 , 2 , 4	064-PV
ADDRESS			CITY	ZIP
126 C NW			Ardmore	73401
DETAILS				
Case Number: 064-PV Facility Number: 1007306 Case Type: Confirmed Release Tank Type: UST Release Date: 8/15/1990 Close Date: 8/15/1990 Facility County: Carter Agency Provided Latitude: 34.1754 Agency Provided Longitude: -97.1307				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Tier2-OK	Listed	0.23 miles NW	886 ft (5 ft higher than site)	38
SITE NAME			MAPS	ID
SW BELL--ARDMORE CO - R65104			1 , 2 , 4	53397
ADDRESS			CITY	ZIP
126 C ST NW			ARDMORE	73401
DETAILS				
FState: OK ReportYear: 2018 FStreetAddress: 126 C ST NW Latitude: 34.1749 Longitude: -97.13148 FCounty: Carter FCity: ARDMORE FZip: 73401 Address Description: Not Reported				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.23 miles NW	886 ft (5 ft higher than site)	38
SITE NAME			MAPS	ID
Ardmore Co			1 , 2 , 4	1007306
ADDRESS			CITY	ZIP
126 C NW			Ardmore	73401
DETAILS				
<p>Document Search: https://apps.occeweb.com/PSTPortal/PublicImaging/Home URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search" , search by Facility Number for agency documents. Facility Number: 1007306 Owner Name: AT&T Services Owner Address: 308 South Akard Owner City: Dallas Owner State: TX Owner Zip Code: 75202 Owner Phone: 2144647165 Agency Provided Latitude: 34.1754 Agency Provided Longitude: -97.1307</p> <p>Tank Number: 1 Tank Status: POU Tank Type: UST Tank Installed Date: 5/1/1984 Tank Substance: Diesel Tank Capacity: 2000 Tank Compartments: 1 Tank Construction: Single Walled Tank Material: Fiberglass Reinforced Plastic Tank CP Type: Not Reported Tank Dike Type: Not Reported Pipe Material: Fiberglass Pipe Construction: Single-Walled Pipe CP Type: Not Reported</p> <p>More Details Link</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.23 miles NE	878 ft (3 ft lower than site)	39
SITE NAME			MAPS	ID
C F Harris Conoco			1 , 2 , 4	1018648
ADDRESS			CITY	ZIP
220 N WASHINGTON			Ardmore	73401
DETAILS				
<p>Document Search: https://apps.occeweb.com/PSTPortal/PublicImaging/Home URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search" , search by Facility Number for agency documents. Facility Number: 1018648 Owner Name: C F Harris Owner Address: 220 N WASHINGTON Owner City: Ardmore Owner State: OK Owner Zip Code: 73401 Owner Phone: Not Reported Agency Provided Latitude: 34.1755 Agency Provided Longitude: -97.1275</p> <p>Tank Number: 1 Tank Status: POU Tank Type: UST Tank Installed Date: 1/1/1940 Tank Substance: Gasoline Tank Capacity: 1000 Tank Compartments: 1 Tank Construction: Single Walled Tank Material: Steel Tank CP Type: Not Reported Tank Dike Type: Not Reported Pipe Material: Steel Pipe Construction: Not Reported Pipe CP Type: Not Reported</p> <p>More Details Link</p>				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-OK	Listed	0.24 miles SE	871 ft (10 ft lower than site)	40
SITE NAME			MAPS	ID
CENTURY ICE			1 , 2 , 4	2035751
ADDRESS			CITY	ZIP
301 1ST SE			ARDMORE	73401
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.24 miles SE	871 ft (10 ft lower than site)	40
SITE NAME			MAPS	ID
Century Ice			1 , 2 , 4	1011970
ADDRESS			CITY	ZIP
301 1ST SE			Ardmore	73401

DETAILS

Document Search:

<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>

URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.

Facility Number: 1011970

Owner Name: Gus Hendrix Oil Co Inc

Owner Address: 711 MOORE SW, PO BOX 1808

Owner City: Ardmore

Owner State: OK

Owner Zip Code: 73402

Owner Phone: 4052230638

Agency Provided Latitude: 34.1701

Agency Provided Longitude: -97.1263

Tank Number: 1

Tank Status: POU

Tank Type: UST

Tank Installed Date: 1/1/1985

Tank Substance: Kerosene

Tank Capacity: 2000

Tank Compartments: 1

Tank Construction: Single Walled

Tank Material: Steel

Tank CP Type: Not Reported

Tank Dike Type: Not Reported

Pipe Material: Not Reported

Pipe Construction: Single-Walled

Pipe CP Type: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
PST-Other-OK	Listed	0.24 miles S	880 ft (1 ft lower than site)	41
SITE NAME			MAPS	ID
George Jackson Apco			1 , 2 , 4	1018273
ADDRESS			CITY	ZIP
219 S WASHINGTON			Ardmore	73401

DETAILS

Facility Number: 1018273
 Document Search:
<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>
 Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.
 Owner Name: George Jackson
 Owner Address: 219 S WASHINGTON
 Owner City: Ardmore
 Owner State: OK
 Owner Zip Code: 73401
 Owner Phone: Not Reported
 Agency Provided Latitude: 34.1754
 Agency Provided Longitude: -97.1275

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
PST-Other-OK	Listed	0.25 miles W	882 ft (1 ft higher than site)	42
SITE NAME			MAPS	ID
Conoco Bulk			1 , 2 , 4	1015803
ADDRESS			CITY	ZIP
25 D ST SW			Ardmore	73401

DETAILS

Facility Number: 1015803
 Document Search:
<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>
 Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.
 Owner Name: C S Mullens
 Owner Address: 25 D ST SW
 Owner City: Ardmore
 Owner State: OK
 Owner Zip Code: 73401
 Owner Phone: Not Reported
 Agency Provided Latitude: 34.1734
 Agency Provided Longitude: -97.1331



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-OK	Listed	0.25 miles NE	873 ft (8 ft lower than site)	43
SITE NAME			MAPS	ID
MAC'S WHOLESALE CO., INC.			1 , 2 , 4	2036882
ADDRESS			CITY	ZIP
126 A STR N.E.			ARDMORE	73401
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OK	Listed	0.25 miles NE	873 ft (8 ft lower than site)	43
SITE NAME			MAPS	ID
Mac's Wholesale Co., Inc.			1 , 2 , 4	1012020
ADDRESS			CITY	ZIP
126 A STR N.E.			Ardmore	73401

DETAILS

Document Search:

<https://apps.occeweb.com/PSTPortal/PublicImaging/Home>

URL Instructions: Go to URL, create free account with agency, click Image Search, "Image Search", search by Facility Number for agency documents.

Facility Number: 1012020

Owner Name: Mac's Wholesale Co., Inc.

Owner Address: PO BOX 1443

Owner City: Ardmore

Owner State: OK

Owner Zip Code: 73402

Owner Phone: 4052231874

Agency Provided Latitude: 34.1747

Agency Provided Longitude: -97.1291

Tank Number: 1

Tank Status: POU

Tank Type: UST

Tank Installed Date: 1/1/1980

Tank Substance: Gasoline

Tank Capacity: 2000

Tank Compartments: 1

Tank Construction: Single Walled

Tank Material: Steel

Tank CP Type: Not Reported

Tank Dike Type: Not Reported

Pipe Material: Steel

Pipe Construction: Single-Walled

Pipe CP Type: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information	0.25 miles W	881 ft (0 ft higher than site)	44
SITE NAME			MAPS	ID
BAKERS TRI-CITY LANDFILL			1 , 4	OKD980510697
ADDRESS			CITY	ZIP
HWY 76 2 MI S OF ARDMORE			ARDMORE	73401

DETAILS

Program and Facility Information

EPA ID: OKD980510697

Site ID: 601202

REGION: 6

County: CARTER

Street Address 2: Not Reported

Congressional District: 3

FIPS Code: 40019

NPL Status: Not on the NPL

Federal Facility?: N

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Additional Information

START (ACTUAL): 11/1/1980 5:00:00 AM

FINISH (ACTUAL): 11/1/1980 5:00:00 AM

ACTION CODE: DS

ACTION NAME: DISCVRY

SEQ: 1

QUAL: Not Reported

CURRENT ACTION LEAD: EPA Perf

START (ACTUAL): 7/1/1980 4:00:00 AM

FINISH (ACTUAL): 7/1/1980 4:00:00 AM

ACTION CODE: PA

ACTION NAME: PA

SEQ: 1

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information	0.25 miles W	881 ft (0 ft higher than site)	44
SITE NAME			MAPS	ID
KING LANDFILL			1 , 4	OKD987094919
ADDRESS			CITY	ZIP
1.5 MI.S OF MYALL & PLAINVIEW RD.			ARDMORE	73401

DETAILS

Program and Facility Information

EPA ID: OKD987094919

Site ID: 604671

REGION: 6

County: CARTER

Street Address 2: Not Reported

Congressional District: 3

FIPS Code: 40019

NPL Status: Not on the NPL

Federal Facility?: N

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Additional Information

START (ACTUAL): 9/22/1992 4:00:00 AM

FINISH (ACTUAL): 7/1/1999 4:00:00 AM

ACTION CODE: PA

ACTION NAME: PA

SEQ: 1

QUAL: L

CURRENT ACTION LEAD: St Perf

START (ACTUAL): 3/5/1992 5:00:00 AM

FINISH (ACTUAL): 3/5/1992 5:00:00 AM

ACTION CODE: DS

ACTION NAME: DISCVRY

SEQ: 1

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information	0.25 miles W	881 ft (0 ft higher than site)	44
SITE NAME			MAPS	ID
POOLEVILLE CITY OF LANDFILL			1 , 4	OKD980696249
ADDRESS			CITY	ZIP
HWY 74 1/4 MI S OF TOWN			POOLEVILLE	73401

DETAILS

Program and Facility Information

EPA ID: OKD980696249

Site ID: 601274

REGION: 6

County: CARTER

Street Address 2: Not Reported

Congressional District: 3

FIPS Code: 40019

NPL Status: Not on the NPL

Federal Facility?: N

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Additional Information

START (ACTUAL): 10/1/1980 4:00:00 AM

FINISH (ACTUAL): 10/1/1980 4:00:00 AM

ACTION CODE: DS

ACTION NAME: DISCVRY

SEQ: 1

QUAL: Not Reported

CURRENT ACTION LEAD: EPA Perf

START (ACTUAL): 5/1/1980 4:00:00 AM

FINISH (ACTUAL): 5/1/1980 4:00:00 AM

ACTION CODE: PA

ACTION NAME: PA

SEQ: 1

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information	0.25 miles W	881 ft (0 ft higher than site)	44
SITE NAME			MAPS	ID
ARDMORE AIR PARK DUMP			1 , 4	OKD980698187
ADDRESS			CITY	ZIP
S/2 SEC 17 T3S R3E			ARDMORE	73401

DETAILS

Program and Facility Information

EPA ID: OKD980698187

Site ID: 601345

REGION: 6

County: CARTER

Street Address 2: Not Reported

Congressional District: 3

FIPS Code: 40019

NPL Status: Not on the NPL

Federal Facility?: N

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Additional Information

START (ACTUAL): 10/1/1980 4:00:00 AM

FINISH (ACTUAL): 10/1/1980 4:00:00 AM

ACTION CODE: DS

ACTION NAME: DISCVRY

SEQ: 1

QUAL: Not Reported

CURRENT ACTION LEAD: EPA Perf

START (ACTUAL): 7/1/1980 4:00:00 AM

FINISH (ACTUAL): 7/1/1980 4:00:00 AM

ACTION CODE: SI

ACTION NAME: SI

SEQ: 1

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-OK	Closed	0.27 miles S	880 ft (1 ft lower than site)	45
SITE NAME			MAPS	ID
Mighty Mart #16			1 , 4	064-1402
ADDRESS			CITY	ZIP
302 S. WASHINGTON			Ardmore	73401

DETAILS

Case Number: 064-1402
 Facility Number: 1007660
 Case Type: Confirmed Release
 Tank Type: UST
 Release Date: 5/5/1995
 Close Date: 9/8/1999
 Facility County: Carter
 Agency Provided Latitude: 34.1684
 Agency Provided Longitude: -97.1296

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-OK	Closed	0.27 miles S	880 ft (1 ft lower than site)	45
SITE NAME			MAPS	ID
Mighty Mart #16			1 , 4	6C-685
ADDRESS			CITY	ZIP
302 S. WASHINGTON			Ardmore	73401

DETAILS

Case Number: 6C-685
 Facility Number: 1007660
 Case Type: Suspicion of Release
 Tank Type: UST
 Release Date: 4/23/1991
 Close Date: 2/24/1994
 Facility County: Carter
 Agency Provided Latitude: 34.1684
 Agency Provided Longitude: -97.1296

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ALLFACS-IL	Listed	0.29 miles NE	879 ft (2 ft lower than site)	46
SITE NAME			MAPS	ID
Joe Brown Company Inc			1, 4	9400193001
ADDRESS			CITY	ZIP
20 3rd St Ne			Ardmore	73402
DETAILS				
<p>URL: http://epadata.epa.state.il.us/land/inventory/deepSeids.asp?B1=9400193001&strInvNo=9400193001 Inventory ID Number: 9400193001 Site ID: 170001194286 LatDD: Not Reported LonDD: Not Reported Interest Name: Joe Brown Company Inc Loc PO Box: Not Reported Loc Phone: 4052234555 Loc Contact: TERESA BROWN Loc Mail: 2 Owner Name: JOE BROWN CO INC Owner Street: 20 3RD ST NE Owner PO Box: 1669 Owner City: ARDMORE Owner State: OK Own Zip: 73402 Owner Phone: 4052234555 Owner Contact: Not Reported Owner Mail: Not Reported Operator Name: JOE BROWN CO INC Operator Street: 20 3RD ST NE Operator PO Box: Not Reported Operator City: ARDMORE Operator State: OK Operator Zip: 73402 Operator Phone: 4052234555 More Details Link</p>				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open-OK	Open	0.37 miles S	884 ft (3 ft higher than site)	47
SITE NAME			MAPS	ID
Dino Ice & Storage			1, 4	064-4369
ADDRESS			CITY	ZIP
400 S Washington			Ardmore	73401
DETAILS				
Case Number: 064-4369 Facility Number: 1004298 Case Type: Confirmed Release Tank Type: UST Release Date: 1/31/2019 Close Date: Not Reported Facility County: Carter Agency Provided Latitude: 34.1674 Agency Provided Longitude: -97.1301				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-OK	Closed	0.42 miles W	874 ft (7 ft lower than site)	48
SITE NAME			MAPS	ID
Former Fastop			1, 4	SOR-3665
ADDRESS			CITY	ZIP
10 G ST NW			Ardmore	73401
DETAILS				
Case Number: SOR-3665 Facility Number: 1004372 Case Type: Suspicion of Release Tank Type: UST Release Date: 1/18/2011 Close Date: 7/11/2011 Facility County: Carter Agency Provided Latitude: 34.1748 Agency Provided Longitude: -97.1359				



DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-OK	Closed	0.46 miles W	875 ft (6 ft lower than site)	49
SITE NAME			MAPS	ID
Hutson Oil Company, Inc.			1, 4	064-3434
ADDRESS			CITY	ZIP
630 W MAIN			Ardmore	73402
DETAILS				
Case Number: 064-3434 Facility Number: 1013066 Case Type: Confirmed Release Tank Type: UST Release Date: 10/27/2008 Close Date: 5/13/2010 Facility County: Carter Agency Provided Latitude: 34.1745 Agency Provided Longitude: -97.1368				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
ALLFACS-IL	Listed	0.48 miles S	890 ft (9 ft higher than site)	50
SITE NAME			MAPS	ID
Southwest Electric Co			1, 4	9400195289
ADDRESS			CITY	ZIP
508 S Washington			Ardmore	73401

DETAILS

URL:

<http://epadata.epa.state.il.us/land/inventory/deepSeids.asp?B1=9400195289&strInvNo=9400195289>

Inventory ID Number: 9400195289

Site ID: 170001194311

LatDD: Not Reported

LonDD: Not Reported

Interest Name: Southwest Electric Co

Loc PO Box: Not Reported

Loc Phone: 4052260210

Loc Contact: JERRY HOOSIER

Loc Mail: Not Reported

Owner Name: SOUTHWEST ELECTRIC CO

Owner Street: 508 S WASHINGTON

Owner PO Box: Not Reported

Owner City: ARDMORE

Owner State: OK

Own Zip: 73401

Owner Phone: 4052260210

Owner Contact: Not Reported

Owner Mail: Not Reported

Operator Name: SOUTHWEST ELECTRIC CO

Operator Street: 508 S WASHINGTON

Operator PO Box: Not Reported

Operator City: ARDMORE

Operator State: OK

Operator Zip: 73401

Operator Phone: 4052260210

[More Details Link](#)

RECORDS SOURCES SEARCHED

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Air-OK	Oklahoma Air Permits	ERS Supplemental Govt Sources	Click Here	2
ALLFACS-IL	All Facilities	ERS Supplemental Govt Sources	Click Here	2
AST-OK	Aboveground Storage Tanks	State/Tribal UST	Click Here	2
BF-Closed-OK	Brownfield Sites, Closed Cases (aka Brownfields Public Record)	State/Tribal Brownfield	Click Here	None Found
BF-Open-OK	Brownfield Sites, Open Cases (aka Brownfields Public Record)	State/Tribal Brownfield	Click Here	None Found
BF-Tribal-US	Historical Tribal Brownfields	Federal Brownfield	Click Here	None Found
BF-US	Brownfields Sites	Federal Brownfields	Click Here	1
BioFuel-US	Bio Diesel Fuel	ERS Supplemental Govt Sources	Click Here	None Found
CDL-US	National Clandestine Drug Lab Register	ERS Supplemental Govt Sources	Click Here	None Found
CERCLIS-Archived-US	CERCLIS sites that have been archived	Federal CERCLIS NFRAP	Click Here	5
CERCLIS-US	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal CERCLIS	Click Here	None Found
Coal-Ash-Dams-US	Coal Ash Contaminated Sites and Hazard Dams	ERS Supplemental Govt Sources	Click Here	None Found
Coal-Ash-OK	Coal Ash Disposal Ponds and Landfills	ERS Supplemental Govt Sources	Click Here	None Found
Controls-RCRA-US	RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Controls-US	US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Debris-US	Historical Debris Sites	Federal Solid Waste	Click Here	None Found
Delisted-NPL-US	Delisted NPL Sites	Federal Delisted NPL	Click Here	None Found
Dry-Cleaners-OK	Dry Cleaner Facilities	ERS Supplemental Govt Sources	Click Here	1
EGRID-US	Emissions & Generation Resource Facilities	ERS Supplemental Govt Sources	Click Here	None Found
EPA-Watch-List-US	Historical EPA Watch List	ERS Supplemental Govt Sources	Click Here	None Found



ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
ERNS-US	Emergency Response Notification System	Federal ERNS	Click Here	None Found
FA-HW-OK	Financial Assurance, Hazardous Waste	ERS Supplemental Govt Sources	Click Here	None Found
FA-HW-US	Financial Assurance, Hazardous Waste	ERS Supplemental Govt Sources	Click Here	None Found
FA-SWF-OK	Financial Assurance, Solid Waste Facilities	ERS Supplemental Govt Sources	Click Here	None Found
FEMA-UST-US	Historical FEMA Underground Storage Tanks	Federal UST	Click Here	None Found
FRS-US	Facility Registry Index (FINDS)	ERS Supplemental Govt Sources	Click Here	2
FTTS-ENF-US	Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions	Federal ASTM Other	Click Here	1
FTTS-INSP-US	Historical FIFRA/TSCA Tracking System (FTTS) Inspections	ERS Supplemental Govt Sources	Click Here	None Found
FUDS-US	Formerly Used Defense Sites	ERS Supplemental Govt Sources	Click Here	None Found
FUSRAP-US	Formerly Utilized Sites Remedial Action Program Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-AFS2-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	Click Here	1
Hist-AFS-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	Click Here	2
Hist-Agriculture	Historical Ranches/Farms, Livestock/Agriculture	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Auto Dealers	Historical Auto and Truck Dealers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Auto Repair	Historical Automotive Repair	ERS Exclusive Historic Sources	Click Here	8
Hist-CERCLIS-NFRAP-US	Historical CERCLIS-NFRAP	ERS Supplemental Govt Sources	Click Here	None Found
Hist-CERCLIS-US	Historical CERCLIS Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Chemical Manufacturing	Historical Manufacturing and Distribution of Chemicals, Gases, and/or Solids	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Chemical-Storage	Historical Chemical/Hazardous Use Storage	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Cleaners	Historical Laundry, Cleaners, and Dry Cleaning Services	ERS Exclusive Historic Sources	Click Here	None Found



ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-Convenience	Historical Convenience Store with Possible Gas	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Disposal-Recycle	Historical Hazardous Disposal/Recycle and Dumps/Waste	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Dumps-US	Historical Dumps Inventory of 1985	Federal Solid Waste	Click Here	None Found
Hist-ERNS-US	Historical Emergency Response Notification System (ERNS)	ERS Supplemental Govt Sources	Click Here	None Found
Hist-FIFRA-US	Historical Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act)	ERS Supplemental Govt Sources	Click Here	None Found
Hist-FINDS-US	Historical Facility Index System	ERS Supplemental Govt Sources	Click Here	2
Hist-Food-Processors	Historical Food Processing Manufacturers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Gun-Ranges	Historical Gun Ranges/Clubs	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Landfill-OK	Historical Landfill Inventory	ERS Supplemental Govt Sources	Click Here	None Found
Hist-LUST-OK	Historical Leaking Underground Storage Tank List	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Machine Shop	Historical Machine Shops, Welding, Machine Repair	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Manufacturing	Historical Sources US: Manufacturing	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Metal Plating	Historical Metal Plating	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Mining	Historical Mining Operations	ERS Exclusive Historic Sources	Click Here	None Found
HIST-MLTS-US	Historical Material Licensing Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Mortuaries	Historical Crematories/Mortuaries	ERS Exclusive Historic Sources	Click Here	None Found
Hist-NPL-US	Historical National Priority List	ERS Supplemental Govt Sources	Click Here	None Found
Hist-OGW-OK	Historical Oklahoma Oil and Gas Wells	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Oil-Gas	Historical Oil and Gas Well Related Facilities	ERS Exclusive Historic Sources	Click Here	11



ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-OilGas-Refiners	Historical Oil/Gas Refiners/Manufacturers/Plants	ERS Exclusive Historic Sources	Click Here	None Found
Hist-OK	Previously Listed Oklahoma Sites	ERS Supplemental Govt Sources	Click Here	7
Hist-Other	Historical Environmental Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Paint-Stores	Historical Paint Stores	ERS Exclusive Historic Sources	Click Here	1
Hist-Petroleum	Historical Petroleum Refining/ Manufacturing/ Chemicals	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Post-Offices	Historical Post Offices	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Printers	Historical Printers and Publishers	ERS Exclusive Historic Sources	Click Here	3
Hist-RCRIS-US	Historical EPA's Resource Conservation and Recovery Act	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Rental	Historical Rental Equipment & Yards	ERS Exclusive Historic Sources	Click Here	1
Hist-RV-Dealers	Historical Trailer and Recreational Vehicle Dealers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Salvage	Historical Vehicle Salvage Yards or Wreckers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Service Stations	Historical Service Stations/Vehicle Fueling	ERS Exclusive Historic Sources	Click Here	1
Hist-SS-OK	Historical Superfund Sites Status Report	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Steel-Metals	Historical Steel Mills/Manufacturers/Foundries/Smelters	ERS Exclusive Historic Sources	Click Here	None Found
Hist-SWF-OK	Historical Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
Hist-Textile	Historical Textile Mills/Manufacturers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Transportation	Historical Transportation Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-TRIS-US	Historical Toxic Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Trucking	Historical Trucking, Shipping, Delivery, and/or Storage	ERS Exclusive Historic Sources	Click Here	None Found
Hist-US	Historical Previously Listed Federal Sites	ERS Supplemental Govt Sources	Click Here	1



ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-US-EC	Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Hist-US-IC	Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Hist-UST-OK	Historical Underground Storage Tank Database	ERS Supplemental Govt Sources	Click Here	10
Hist-VCP-OK	Historical Voluntary Cleanup Status Report	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Vehicle-Parts	Historical Vehicle Parts	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Vehicle-Washing	Historical Vehicle/Truck Washing Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-WaterWells-US	Historical Public Community Water Supply/Well Head Protection Database	ERS Supplemental Govt Sources	Click Here	None Found
HMIS-US	Hazardous Materials Information System	Federal Emergency Release Reports	Click Here	None Found
HWPS-OK	Hazardous Waste Permit Sites	State/Tribal ASTM Other Med	Click Here	None Found
ICIS-Air-US	Integrated Compliance Information System for Air	ERS Supplemental Govt Sources	Click Here	None Found
ICIS-FEC-US	Integrated Compliance Information System for Federal Enforcement Data	ERS Supplemental Govt Sources	Click Here	None Found
ICIS-NPDES-US	National Pollutant Discharge Elimination System (NPDES)	ERS Supplemental Govt Sources	Click Here	None Found
IC-OK	Institutional Controls	State/Tribal Inst/Eng Controls	Click Here	None Found
LAST-Closed-OK	Leaking Aboveground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	None Found
LAST-Open-OK	Leaking Aboveground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	None Found
Lead-Smelter-2-US	Historical Lead Smelter Sites	ERS Supplemental Govt Sources	Click Here	None Found
Lead-US	Lead Smelter Sites	ERS Supplemental Govt Sources	Click Here	None Found
LIENS-US	Superfund Liens	Federal Institutional/Engineering Controls	Click Here	None Found
LMOP-US	Landfill Methane Outreach Program	ERS Supplemental Govt Sources	Click Here	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
LUST-Closed-OK	Leaking Underground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	5
LUST-Open-OK	Leaking Underground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	1
Manifest2-RI	Hazardous Waste Manifest	State/Tribal RCRA Equivalent	Click Here	None Found
Military-Bases-US	Military Base Boundaries	ERS Supplemental Govt Sources	Click Here	None Found
MINES-US	Mines Master Index File	ERS Supplemental Govt Sources	Click Here	None Found
MLTS-US	Material Licensing Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
MRDS-US	Mineral Resources Data System (MRDS)	ERS Supplemental Govt Sources	Click Here	None Found
NPL-R6-US	NPL Region 6 Site Boundaries	Federal NPL	Click Here	None Found
NPL-US	National Priorities List	Federal NPL	Click Here	None Found
OGW-OK	Oklahoma Oil and Gas Wells	ERS Supplemental Govt Sources	Click Here	None Found
PADS-US	PCB Registration Database System	Federal ASTM Other	Click Here	None Found
PCB-US	PCB Transformers	Federal ASTM Other	Click Here	None Found
PCS-US	Historical Permit Compliance System for Clean Water Act	ERS Supplemental Govt Sources	Click Here	None Found
PDES-OK	Pollutant Discharge Elimination System	ERS Supplemental Govt Sources	Click Here	None Found
Proposed-NPL-US	Proposed NPL Sites	Federal NPL	Click Here	None Found
PST-Other-OK	Petroleum Storage Tank, Other Facilities	State/Tribal UST	Click Here	7
PWS-OK	Public Water Supply Wells	ERS Supplemental Govt Sources	Click Here	None Found
RADINFO-US	Radiation Information Database	ERS Supplemental Govt Sources	Click Here	None Found
RCRA-CESQG-US	Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)	Federal RCRA Generators	Click Here	None Found
RCRA-COR-US	Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)	Federal RCRA CORRACTS	Click Here	None Found
RCRA-LQG-US	Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)	Federal RCRA Generators	Click Here	None Found



ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
RCRA-NON-US	Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated)	Federal RCRA Generators	Click Here	2
RCRA-SQG-US	Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)	Federal RCRA Generators	Click Here	None Found
RCRA-TSDF-US	Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)	Federal RCRA non-CORRACTS TSD	Click Here	None Found
RFG-Lab-US	Reformulated Gasoline (RFG)	ERS Supplemental Govt Sources	Click Here	None Found
RMP-US	Risk Management Plans	ERS Supplemental Govt Sources	Click Here	None Found
ROD-US	Records of Decision	ERS Supplemental Govt Sources	Click Here	None Found
SAA-Agreements-US	Sites with Superfund Alternative Approach Agreements	Federal ASTM Other	Click Here	None Found
SCAP-OK	Site Cleanup Assistance Program	State/Tribal ASTM Other Med	Click Here	1
SDWIS-US	Safe Drinking Water Information System	ERS Supplemental Govt Sources	Click Here	None Found
SHWS-OK	State Superfund Registry (aka State Hazardous Waste Sites)	State/Tribal CERCLIS Equivalent	Click Here	None Found
SSTS-US	Section 7 Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
Superfund-OK	Oklahoma Superfund Site Boundaries	State/Tribal Cerclis Equivalent	Click Here	None Found
SWF-OK	Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWLF-US	Solid Waste Facilities	Federal Solid Waste	Click Here	None Found
SWRCY-OK	Recycling Facilities	State/Tribal ASTM Other Med	Click Here	None Found
Tier2-OK	Tier2 Sites	ERS Supplemental Govt Sources	Click Here	1
TRF-OK	Total Retention Facilities	ERS Supplemental Govt Sources	Click Here	None Found
Tribal-Air-US	Tribal Air Permitted Facilities	ERS Supplemental Govt Sources	Click Here	None Found
Tribal-LUST-Closed-Reg6	Tribal Leaking Underground Storage Tanks (aka Tribal LUST)	Federal LUST	Click Here	None Found



ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Tribal-LUST-Open-Reg6	Tribal Leaking Underground Storage Tanks (aka Tribal LUST)	Federal LUST	Click Here	None Found
Tribal-ODI-US	Tribal Open Dump Sites	Federal Solid Waste	Click Here	None Found
Tribal-UST-Reg6	Tribal Underground Storage Tanks (aka Tribal UST)	Federal UST	Click Here	None Found
Tribal-VCP-US	Tribal VCP	Federal Tribal VCP	Click Here	None Found
TRIS2000-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS2010-US	Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS80-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS90-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TSCA-US	Toxics Substance Control Sites	ERS Supplemental Govt Sources	Click Here	None Found
UIC-OK	Underground Injection Control Wells	ERS Supplemental Govt Sources	Click Here	None Found
UMTRA-US	Historical Uranium Mill Tailings Remedial Action Sites	ERS Supplemental Govt Sources	Click Here	None Found
USGS-Waterwells-US	Ground Water Site Inventory	ERS Supplemental Govt Sources	Click Here	None Found
UST-OK	Underground Storage Tanks	State/Tribal UST	Click Here	13
Vapor-Intrusions-US	Vapor Intrusion Database	ERS Supplemental Govt Sources	Click Here	None Found
VCP-Closed-OK	Voluntary Cleanup Program Sites, Closed	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
VCP-Open-OK	Voluntary Cleanup Program Sites, Open	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
Wells-OK	Oklahoma Wells	ERS Supplemental Govt Sources	Click Here	None Found

UN-MAPPABLE OCCURRENCES

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

ID	Facility Name	Address	Database	Status
No "un-mapped" sites requested.				

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All of the data presented in this report was garnered from public information maintained by governmental agencies. **Environmental Record Search (ERS)** cannot ensure that the data, which has been entered and maintained by others, is complete and/or accurate. Any, and all omissions, errors, negligence, accidentally or otherwise within the data received by **ERS** is assumed to be caused by others and **ERS** cannot and does not assume, take, or acknowledge any liability whatsoever for their respective data. The extrapolation of the mapped locations is based solely on the accuracy of the data provided by others. Prior to relying completely on any mapped location within this report, its accuracy should be verified using other means such as further documentation or a field visit. **ERS** makes no representation, warranty or guaranty, express or implied regarding the accuracy of the data entered and maintained by others or the suitability of the data received from others in this report for a certain task or interpretation.

The data presented in this report should only be interpreted by an experienced environmental professional, as per EPA definition, that completely understands the potential inaccuracy of the data derived from others, the possible existence of contaminated occurrences that have not been listed, and the possibility that the governmental database misrepresents the actual status of an occurrence or listing. Prior to relying completely on any of the data within this report, an environmental professional should verify the accuracy of the information presented unless one of ERS's Environmental Professionals has interpreted the data and/or report.

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USER QUESTIONNAIRE
ASTM E 1527 – 13
Colston Building 10 W Main Ardmore, OK

INTRODUCTION

In order to qualify for one of the *Landowner Liability Protections (LLPS)*³⁵ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state, or local law? _____ Yes X No

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? _____ Yes X No

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *user* of this ESA do you have any specialized knowledge or experience related to the Property or nearby properties? _____ Yes X No

For example, are you involved in the same line of business as the current or former *occupants* of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? _____ Yes _____ No

4. Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this Property reasonably reflect the fair market value of the Property? X Yes _____ No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property? _____ Yes _____ No

5. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30).

Do you know the past uses of the Property? X Yes _____ No


Do you know of specific chemicals that are present or once were present at the Property? _____ Yes X No

Do you know of spills or other chemical releases that have taken place at the Property? _____ Yes X No

Do you know of any environmental cleanups that have taken place at the Property? _____ Yes X No

6. The degree of obviousness of the presence of likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user* of this ESA, based on your knowledge and experience related to the Property are there any obvious indicators that point to the presence or likely presence of contamination at the property? _____ Yes X No

Prepared by: 

³⁵ Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements" Guide) issued on March 6, 2003.

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

11/7/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hall & Company 19660 10th Ave NE Poulsbo WA 98370		CONTACT NAME: Brittney Merrihew PHONE (A/C, No, Ext): 360-626-2010 E-MAIL ADDRESS: bmerrihew@hallandcompany.com		FAX (A/C, No): 360-626-2010
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Travelers Casualty and Surety Co of America		31194
INSURED Envirogroup LLC 1800 N Interstate Dr Norman OK 73072		18032		
		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES**CERTIFICATE NUMBER:** 453962912**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab; Claims Made			105368226	11/9/2019	11/9/2020	Per Claim Aggregate 1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured Status is not available on Professional Liability Policy.

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Insurance

-
- - -

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

CERLOSS - PAGE 1

E M C I N S U R A N C E C O M P A N I E S

6X19344

6X19344 - SUMMARY

COMMERCIAL EXPERIENCE REPORT

PENDANT PROPERTIES LLC

AS OF: 02/25/2022

LAST EXP: 04/01/2021

(L-5811)WATKINS INSURANCE AGENCY LLC

PRINT DATE: 03/01/2022

LOSS ANALYSIS: ALL

-

EXP YR: 2017-2021

POLICIES: ALL + PRIORS

ST: ALL

POL TYPE: ALL

UND: 033

TOTALS BY EXPIRATION YEAR:

EXP YR	WRITTEN PREMIUM	EARNED PREMIUM	DIVDND	GROSS PAID LOSS	LOSS RESERVES	GROSS INCUR LOSS	LOSS RECOVERY	TOTAL INCUR LOSS	I/E RATIO	CLAIM COUNT	NET PAID ALLOC	EXP
2021	18,079	18,079	0	18,755	0	18,755	0	18,755	103.7	2		0
TOTAL	18,079	18,079	0	18,755	0	18,755	0	18,755	103.7	2		0

TOTALS BY POLICY TYPE:

POL TYPE	YEAR	WRITTEN PREMIUM	EARNED PREMIUM	DIVDND	GROSS PAID LOSS	LOSS RESERVES	GROSS INCUR LOSS	LOSS RECOVERY	TOTAL INCUR LOSS	I/E RATIO	CLAIM COUNT	NET PAID ALLOC	EXP
CPROP 6A19344	2021	16,933	16,933	0	18,755	0	18,755	0	18,755	110.8	2		0
GLOCC 6D19344	2021	1,146	1,146	0	0	0	0	0	0	0.0	0		0
TOTAL		18,079	18,079	0	18,755	0	18,755	0	18,755	103.7	2		0

CLAIM COUNT DETAIL:

	CLAIM COUNT	GROSS PAID LOSS	LOSS RESERVES	GROSS INCUR LOSS	LOSS RECOVERY	TOTAL INCUR LOSS	NET PAID ALLOC	EXP
TOTAL OPEN CLAIMS	1	10,505	0	10,505	0	10,505	0	
\$0 INCURRED	0	0	0	0	0	0	0	
ALL OTHER	1	10,505	0	10,505	0	10,505	0	
TOTAL CLOSED CLAIMS	1	8,250	0	8,250	0	8,250	0	
\$0 INCURRED	0	0	0	0	0	0	0	
ALL OTHER	1	8,250	0	8,250	0	8,250	0	

CERLOSS - PAGE 2

E M C I N S U R A N C E C O M P A N I E S

6A19344

6A19344 - COMM PROP

COMMERCIAL EXPERIENCE REPORT

PENDANT PROPERTIES LLC

AS OF: 02/25/2022

LAST EXP: 04/01/2021

(L-5811)WATKINS INSURANCE AGENCY LLC

PRINT DATE: 03/01/2022

LOSS ANALYSIS: ALL

-

EXP YR: 2017-2021

POLICIES: ALL + PRIORS

ST: ALL

UND: 033

POLICY REVIEW TOTALS:

	WRITTEN	EARNED		GROSS	LOSS	GROSS	LOSS	TOTAL	I/E	CLAIM	NET PAID
POL NUM-YEAR	PREMIUM	PREMIUM	DIVDND	PAID LOSS	RESERVES	INCUR LOSS	RECOVERY	INCUR LOSS	RATIO	COUNT	ALLOC EXP
6A19344-2021	16,933	16,933	0	18,755	0	18,755	0	18,755	110.8	2	0
=====											
TOTAL	16,933	16,933	0	18,755	0	18,755	0	18,755	110.8	2	0

CLAIM COUNT DETAIL:

	CLAIM	GROSS	LOSS	GROSS	LOSS	TOTAL	NET PAID
	COUNT	PAID LOSS	RESERVES	INCUR LOSS	RECOVERY	INCUR LOSS	ALLOC EXP
=====							
TOTAL OPEN CLAIMS	1	10,505	0	10,505	0	10,505	0
\$0 INCURRED	0	0	0	0	0	0	0
ALL OTHER	1	10,505	0	10,505	0	10,505	0
TOTAL CLOSED CLAIMS	1	8,250	0	8,250	0	8,250	0
\$0 INCURRED	0	0	0	0	0	0	0
ALL OTHER	1	8,250	0	8,250	0	8,250	0

****NOTICE:** THIS REPORT CONTAINS PERSONALLY IDENTIFIABLE INFORMATION AND/OR PERSONAL HEALTH INFORMATION. IN COMPLIANCE WITH ALL STATE/FEDERAL LAWS AND REGULATIONS REGARDING PRIVACY, THE VIEWING OF THIS DOCUMENT IS RESTRICTED TO THOSE PERSONS, SUCH AS AGENTS, RISK MANAGERS, OR INSURANCE SERVICE MANAGERS, WITH A NEED TO KNOW SUCH INFORMATION. SUCH PERSONAL INFORMATION SHOULD NOT BE SHARED WITH THIRD PARTIES. FOR FURTHER INFORMATION, PLEASE REFER TO THE EMC INSURANCE COMPANIES PRIVACY NOTICE.

CLAIM DETAIL SHOWN - ALL:

LOSS DT	S	ST	CLASS	LOC (DRIVER)/CLAIMANT	GROSS	LOSS	LOSS	TOTAL	NET PAID	
CLAIM NO	<<	LOSS DESCRIPTION			>> COVERAGE	PAID LOSS	RESERVES	RECOVERY	INCUR LOSS	ALLOC EXP

Z01615030	09/01/20	C	OK	001 PENDANT PROPERTIES, LLC	BUILDING	8,250	0	0	8,250	0
WATR DAMAGE-DRAIN PIPE BROKEN-WATR POURING IN BANK										
Z01631462	08/16/20	R	OK	001 PENDANT PROPERTIES, LLC	BUILDING	10,505	0	0	10,505	0
HAIL DAMAGE TO ROOF										

TOTALS AFTER ROUNDING					EXP YEAR 2021	18,755	0	0	18,755	0

PENDANT_000427

CERLOSS - PAGE 1

E M C I N S U R A N C E C O M P A N I E S

5X54169

5X54169 - SUMMARY

COMMERCIAL EXPERIENCE REPORT

CANCELLED

COLSTON CORPORATION

AS OF: 02/25/2022

LAST EXP: 09/30/2020

(L-5811)WATKINS INSURANCE AGENCY LLC

PRINT DATE: 03/01/2022

LOSS ANALYSIS: ALL

-

EXP YR: 2016-2020

POLICIES: ALL + PRIORS

ST: ALL

POL TYPE: ALL

UND: 033

TOTALS BY EXPIRATION YEAR:

EXP YR	WRITTEN PREMIUM	EARNED PREMIUM	DIVDND	GROSS PAID LOSS	LOSS RESERVES	GROSS INCUR LOSS	LOSS RECOVERY	TOTAL INCUR LOSS	I/E RATIO	CLAIM COUNT	NET PAID ALLOC	EXP
2020	7,349	7,349	0	0	0	0	0	0	0.0	0	0	0
2019	12,711	12,711	0	0	0	0	0	0	0.0	0	0	0
2018	11,865	11,865	0	89,334	0	89,334	-14,536	74,798	630.4	1	0	0
2017	11,407	11,407	0	0	0	0	0	0	0.0	0	0	0
TOTAL	43,332	43,332	0	89,334	0	89,334	-14,536	74,798	172.6	1	0	0

TOTALS BY POLICY TYPE:

POL TYPE	YEAR	WRITTEN PREMIUM	EARNED PREMIUM	DIVDND	GROSS PAID LOSS	LOSS RESERVES	GROSS INCUR LOSS	LOSS RECOVERY	TOTAL INCUR LOSS	I/E RATIO	CLAIM COUNT	NET PAID ALLOC	EXP
CPROP	5A54169 2020	6,809	6,809	0	0	0	0	0	0	0.0	0	0	0
CPROP	5A54169 2019	11,638	11,638	0	0	0	0	0	0	0.0	0	0	0
CPROP	5A54169 2018	10,792	10,792	0	89,334	0	89,334	-14,536	74,798	693.1	1	0	0
CPROP	5A54169 2017	10,352	10,352	0	0	0	0	0	0	0.0	0	0	0
CPROP		39,591	39,591	0	89,334	0	89,334	-14,536	74,798	188.9	1	0	0
GLOCC	5D54169 2020	540	540	0	0	0	0	0	0	0.0	0	0	0
GLOCC	5D54169 2019	1,073	1,073	0	0	0	0	0	0	0.0	0	0	0
GLOCC	5D54169 2018	1,073	1,073	0	0	0	0	0	0	0.0	0	0	0
GLOCC	5D54169 2017	1,055	1,055	0	0	0	0	0	0	0.0	0	0	0
GLOCC		3,741	3,741	0	0	0	0	0	0	0.0	0	0	0
TOTAL		43,332	43,332	0	89,334	0	89,334	-14,536	74,798	172.6	1	0	0

CLAIM COUNT DETAIL:

	CLAIM COUNT	GROSS PAID LOSS	LOSS RESERVES	GROSS INCUR LOSS	LOSS RECOVERY	TOTAL INCUR LOSS	NET PAID ALLOC	EXP
TOTAL CLOSED CLAIMS	1	89,334	0	89,334	-14,536	74,798	0	0
\$0 INCURRED	0	0	0	0	0	0	0	0
ALL OTHER	1	89,334	0	89,334	-14,536	74,798	0	0

CERLOSS - PAGE 2

E M C I N S U R A N C E C O M P A N I E S

5A54169

5A54169 - COMM PROP

COMMERCIAL EXPERIENCE REPORT

CANCELLED

COLSTON CORPORATION

AS OF: 02/25/2022

LAST EXP: 09/30/2020

(L-5811)WATKINS INSURANCE AGENCY LLC

PRINT DATE: 03/01/2022

LOSS ANALYSIS: ALL

-

EXP YR: 2016-2020

POLICIES: ALL + PRIORS

ST: ALL

UND: 033

POLICY REVIEW TOTALS:

POL NUM-YEAR	WRITTEN PREMIUM	EARNED PREMIUM	DIVDND	GROSS PAID LOSS	LOSS RESERVES	GROSS INCUR LOSS	LOSS RECOVERY	TOTAL INCUR LOSS	I/E RATIO	CLAIM COUNT	NET PAID ALLOC EXP
5A54169-2020	6,809	6,809	0	0	0	0	0	0	0.0	0	0
5A54169-2019	11,638	11,638	0	0	0	0	0	0	0.0	0	0
5A54169-2018	10,792	10,792	0	89,334	0	89,334	-14,536	74,798	693.1	1	0
5A54169-2017	10,352	10,352	0	0	0	0	0	0	0.0	0	0
=====											
TOTAL	39,591	39,591	0	89,334	0	89,334	-14,536	74,798	188.9	1	0

CLAIM COUNT DETAIL:

	CLAIM COUNT	GROSS PAID LOSS	LOSS RESERVES	GROSS INCUR LOSS	LOSS RECOVERY	TOTAL INCUR LOSS	NET PAID ALLOC EXP
TOTAL CLOSED CLAIMS	1	89,334	0	89,334	-14,536	74,798	0
\$0 INCURRED	0	0	0	0	0	0	0
ALL OTHER	1	89,334	0	89,334	-14,536	74,798	0

**NOTICE: THIS REPORT CONTAINS PERSONALLY IDENTIFIABLE INFORMATION AND/OR PERSONAL HEALTH INFORMATION. IN COMPLIANCE WITH ALL STATE/FEDERAL LAWS AND REGULATIONS REGARDING PRIVACY, THE VIEWING OF THIS DOCUMENT IS RESTRICTED TO THOSE PERSONS, SUCH AS AGENTS, RISK MANAGERS, OR INSURANCE SERVICE MANAGERS, WITH A NEED TO KNOW SUCH INFORMATION. SUCH PERSONAL INFORMATION SHOULD NOT BE SHARED WITH THIRD PARTIES. FOR FURTHER INFORMATION, PLEASE REFER TO THE EMC INSURANCE COMPANIES PRIVACY NOTICE.

CLAIM DETAIL SHOWN - ALL:

CLAIM NO	LOSS DT	S ST CLASS	LOC (DRIVER)/CLAIMANT	>> COVERAGE	GROSS PAID LOSS	LOSS RESERVES	LOSS RECOVERY	TOTAL INCUR LOSS	NET PAID ALLOC EXP
201425714	07/01/18	C OK	001 COLSTON CORPORATION	BUILDING	89,334	0	-14,536	74,798	0
COLSTON BLDG WAS HIT BY STOLEN VEHICLE LAST NIGHT									
TOTALS AFTER ROUNDING					89,334	0	-14,536	74,798	0

Pendant Properties, LLC
Transaction Detail By Account
January through December 2022

2:01 PM

02/21/23

Cash Basis

Type	Date	Num	Name	Memo	Clr	Split	Original Amount	Paid Amount	Balance
Repairs - Roof									
Check	09/01/2022	1700	Roger Baker	Roof repair an...		Citizens Bank ...	385.67	385.67	385.67
Check	09/15/2022	1707	Lowes	Roofing repair		Citizens Bank ...	258.15	258.15	643.82
Check	10/05/2022	1713	Roger Baker	Roof repairs		Citizens Bank ...	225.00	225.00	868.82
Check	10/10/2022	1714	County Building Ceri...	Roof supplies		Citizens Bank ...	15.67	15.67	884.49
Check	10/13/2022	1715	County Building Cen...	Roof supplies		Citizens Bank ...	175.63	175.63	1,060.12
Check	10/13/2022	1717	Roger Baker	Roof repairs		Citizens Bank ...	743.75	743.75	1,803.87
Total Repairs - Roof							1,803.87	1,803.87	1,803.87
TOTAL							1,803.87	1,803.87	1,803.87

259854

SHIP TO	
ADDRESS	
CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY
TERMS	F.O.B.
DATE 10-12-22	

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		COSTCO Bldg 6th Floor			
		Roof			
		10-7 Gather Material	25.00	1	25 00
		10-10 Patch Wall	25.00	7	175 00
		10-11 (RAIN OUT)	25.00	2	50 00
		10-12 Finish wall	25.00	5	125 00
		Labor		=	375 00
		Material			
		Lowes			104 85
		Lowes			143 64
		Hobby Lobby			100 26
		Thanks Roy			328 75

2010-10-10-10-10

Total = 743.75

EXCLUDES FEES

Citizens Bank and Tru

743.75

PRODUCT ULT103 USE WITH 91683 ENVELOPE

3520523200
BAC10E CHAND04 05/20/2020 05:48 -35-

PENDANT_000431

10/5/2022

225.00

6-22-CV-00245-GLJ Document 14-9 Filed in ED/OK on 04/07/23 Page 250 of 250

10/5/2022

Invoice

SOLD TO
Pendant Properties

SHIP TO

ADDRESS

CITY, STATE, ZIP

ADDRESS

CITY, STATE, ZIP

CUSTOMER ORDER NO.

SOLD BY

TERMS

F.O.B.

DATE

9-26-9-27-27

2nd Floor Roof +
6th Floor Roof

PRICE

UNIT

AMOUNT

25.00

9.0

225 -

Thank You Reg!

225 -

225.00

1713

225.00

225.00

Citizens Bank and Tru

PRODUCED BY DLT103. USE WITH 91663 ENVELOPE

BALDGE, CHYDRG4 05/25/2020 05:48 03.

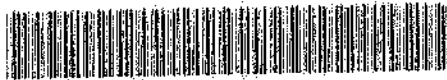
PENDANT_000432

215100

SOLD TO		SHIPTO	
ADDRESS		ADDRESS	
CITY, STATE, ZIP		CITY, STATE, ZIP	
CUSTOMER ORDER INT	SOLD BY	TERMS	F.O.B.
		DATE 9-1-22	

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
9-30		ROOF Patch	25.00	3.5	87.50
9-31		AC DRAIN (Elevator Room)			
		2 men	40.00	5	200.00
		MATERIAL			
		COUNTY BUILDERS	Charged		15.00
		LOWES			23.17
9-31		ROOF Patch	25.00	3	75.00
					385.67
THANKS ROGER					425.34

CALCULATED BY: [illegible]



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JOHNNY SCHRAFFENBERGER

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

SHARE YOUR FEEDBACK!
ENTER FOR A CHANCE TO BE
ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!
IENTRE EN EL SORTEO MENSUAL
PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.lowes.com/survey
YOUR I.D. #192114 174902 436212

NO PURCHASE NECESSARY TO ENTER OR WIN.
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.
OFFICIAL RULES & WINNERS AT: www.lowes.com/survey

STORE: 1749 TERMINAL: 19 08/31/22 10:55:17

ARCITY 9.125%		SubTotal	14.36
		Sales Tax	1.31
Please Pay This Amount		Deposit	
			15.67

Signature

PENDANT_000433

Pendant Properties, LLC

Vendor Contact List

February 21, 2023

Vendor	Primary Contact	Main Phone	Fax
Agers Plumbing	Agers Plumbing 41 F St. N.E. Ardmore, OK 73401	580-223-4571	
Allied Services	Allied Services 710 W Broadway Ardmore, OK 73401	580-223-5434	580-223-5482
Carbonated Solutions	Carbonated Solutions 711 Rosewood Street Ardmore, OK 73401	580-226-7272	
David Cox Janitorial Service	David Cox Janitorial Service 1421 Hargrove Ardmore, OK 73401	580-618-1034	
David Louden	David Louden	580-504-0656	
Empire Elevators	Empire Elevators 115 W. 3rd Street, Suite 805 Tulsa, OK 74103	918-574-8555	
Fire Protection Sales and Service	Fire Protection Sales 113 Cambell St Ardmore, OK 73401	580-223-4865	
Guardian Pest	Gaurdian Pest P.O. Box 1012 Ardmore, OK 73401	580-465-3090	
Josh's Flooring	Josh's Flooring PO Box 2154 Ardmore, OK 73402	580-222-9616	
Quality Electric	Quality Electric PO Box 367 Ardmore, OK 73402	580-226-4041	
Roger Baker	Roger Baker Hargrove Ardmore, OK 73401	580-504-5085	
Service First Roofing	Service First Roofing 14867 US Hwy 70 Ardmore, OK 73401	214-683-7663	
Standley Systems	Standley Systems PO Box 460 Chickasha, OK 73023-0460	405-224-0819	
TB-Tech	TB-Tech PO Box 5535 Ardmore, OK 73403	580-223-6644	
Teri Trovato	Teri Trovato	580-504-4051	
WS Field Services	WS Field Services 5481 Pondersosa Rd Ardmore, OK 73401	I cannot find	